

PREPARED BY: Marie Jones

DOCUMENT REVIEWED BY:

■ Finance Manager njc
■ City Attorney V.A. email
■ City Clerk CW

RESOLUTION NO. ____-2011

RESOLUTION OF THE FORT BRAGG CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NOYO CENTER FOR SCIENCE AND EDUCATION PROJECT

WHEREAS, the City of Fort Bragg has engaged in significant planning activities for the development of the Noyo Center for Science and Education ("Noyo Center"); and

WHEREAS, the City of Fort Bragg is contemplating the acceptance of a California State Coastal Conservancy ("Conservancy") grant in the amount of Two Hundred and Eighty-Eight thousand dollars (\$288,000) for the purchase of approximately 11.64 acres of coastal property on the former Georgia-Pacific Mill Site, known as the "Noyo Center Acquisition" and generally depicted in Exhibit A to the resolution; and

WHEREAS, the City Council intends that the property in the Noyo Center Acquisition be used for purposes of public access, nature education, marine research, and open space; and

WHEREAS, to complete the Noyo Center Acquisition, the City must enter into a Grant Agreement with the Conservancy; the City and the Fort Bragg Redevelopment Agency must enter into a Repayment Agreement with the Conservancy; and the City must enter into a purchase and sale agreement with the property owner; and

WHEREAS, the aforementioned activities represent a "project" under CEQA; and

WHEREAS, the City is the lead agency for the completion of the Mitigated Negative Declaration for the Noyo Center and related entitlements permits and plans, under the California Environmental Quality Act (CEQA); and

WHEREAS, the City has prepared a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project pursuant to the California Environmental Quality Act ("CEQA") and Title 14 of the California Code of Regulations ("CEQA Guidelines"); and

WHEREAS, the City has publicly noticed the Mitigated Negative Declaration, circulated the Mitigated Negative Declaration, and held a public hearing as required by the City's CEQA implementation procedures; and

WHEREAS, following review of the Mitigated Negative Declaration by the Planning Commission, two modifications were made to mitigation measures and, in each case, the City Council finds that the revised mitigation measures are equivalent to or more effective in mitigating or avoiding potential significant effects and will not, in and of themselves, cause any potentially significant effect on the environment; and

WHEREAS, the Mitigated Negative Declaration is included as Exhibit B to this resolution and the revised mitigations are shown in ***boldface and italicized text***; and

WHEREAS, on February 28, 2011, the City Council considered all information related to the Mitigated Negative Declaration, including the staff report, all oral and written testimony and the full record of proceedings on the project; and

WHEREAS, using its independent judgment and analysis, the City Council hereby finds that the implementation of recommended mitigation measures contained in the Mitigated Negative Declaration will either avoid significant environmental impacts or reduce all potentially significant environmental impacts to a level that is less than significant; and

WHEREAS, each of the mitigation measures that are contained in the Mitigated Negative Declaration have been included in a Mitigation Monitoring and Reporting Program, attached hereto as Exhibit C; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby make the following findings:

1. The Mitigated Negative Declaration was prepared, circulated and reviewed in accordance with the California Environmental Quality Act (CEQA) and the City's CEQA implementation procedures.
2. Based on the record before the Council, there is no substantial evidence that the project, with the identified mitigation measures incorporated, will have a significant effect on the environment.
3. The Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City Council.
4. The custodian of the documents that constitute the record of proceedings upon which the Council action is based is the City Clerk of the City of Fort Bragg and all documents are available for review and inspection during regular business hours in the Office of the City Clerk at Fort Bragg City Hall, 416 North Franklin Street, Fort Bragg, CA 95437.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby adopt (1) the attached Mitigated Negative Declaration for the Noyo Center for Science and Education, and (2) the attached Mitigation Monitoring and Reporting Program to ensure that all mitigation measures relied on in the Mitigated Negative Declaration are fully implemented.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 28th day of February, 2011, by the following vote:

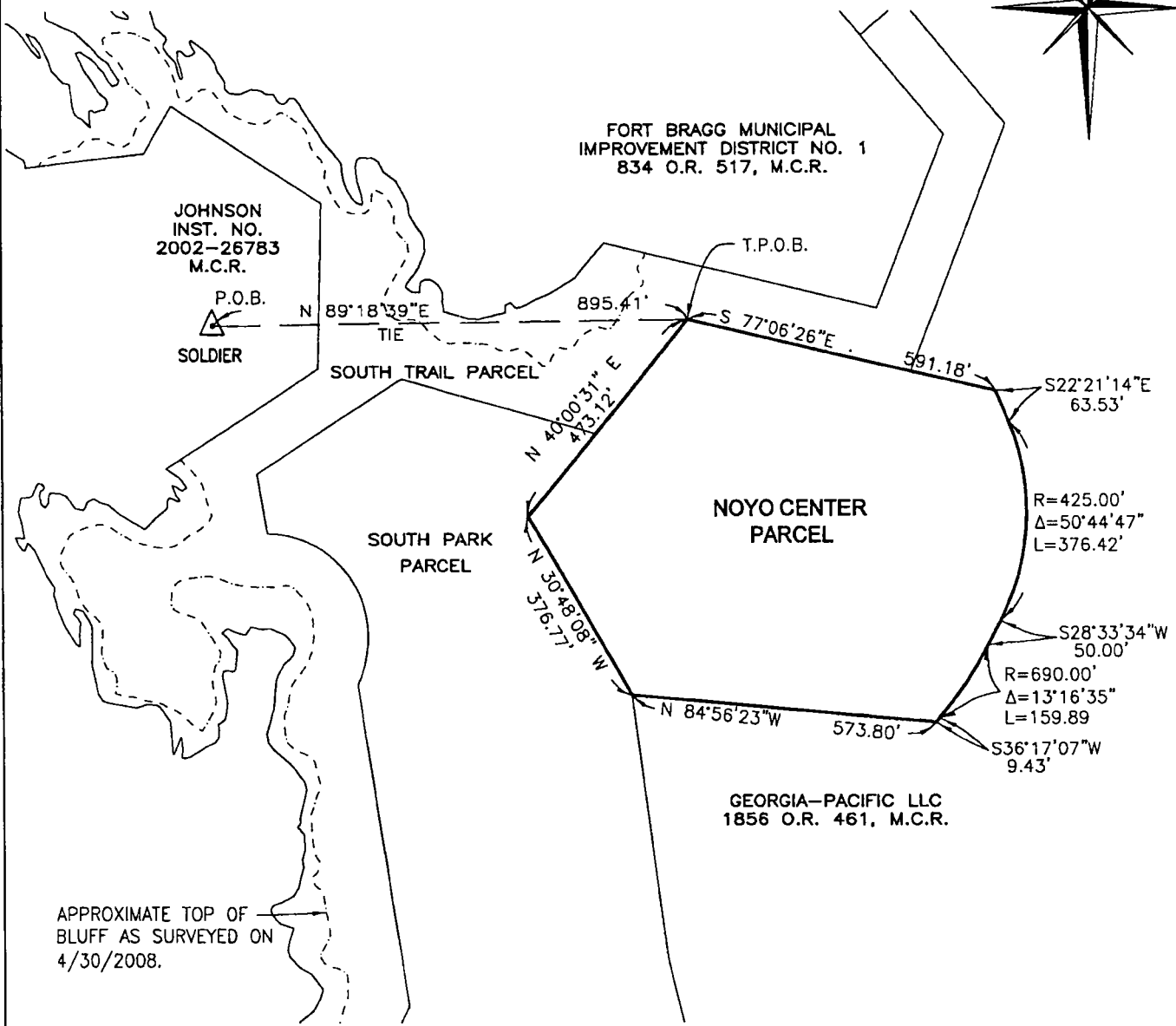
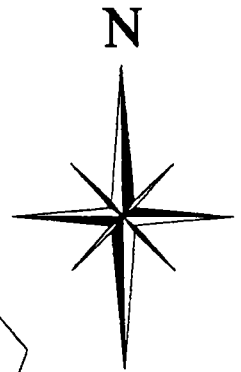
AYES:
NOES:
ABSENT:
ABSTAIN:

Dave Turner,
Mayor

ATTEST:

Cynthia M. VanWormer, CMC
City Clerk

EXHIBIT "A"



APPROXIMATE TOP OF
BLUFF AS SURVEYED ON
4/30/2008.



NOTES:
REFERENCED RECORD OF SURVEY, MAP CASE
015, DRAWER 77, PAGE 68-69 M.C.R.

SCALE: 1" = 300'

NOYO CENTER PARCEL

EXHIBIT "B"



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 N. Franklin Street
Fort Bragg, California 95437
tel. 707.961.2823
fax. 707.961.2802
www.fortbragg.com

NOYO CENTER FOR SCIENCE & EDUCATION

MITIGATED NEGATIVE DECLARATION

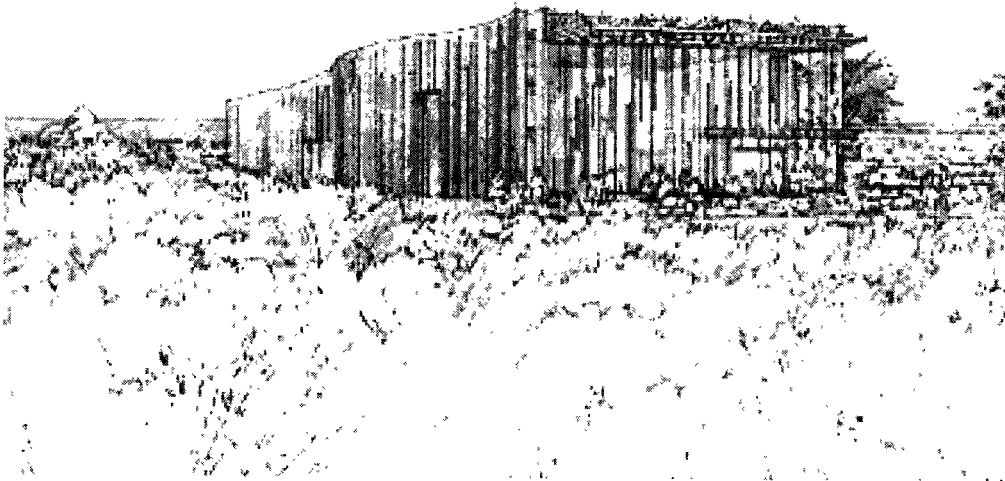


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MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: NOYO CENTER FOR SCIENCE AND EDUCATION

APPLICATIONS: Coastal Development Permit, Design Review

LEAD AGENCY: City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437

CONTACT: Marie Jones, Director of Community Development
(707) 961-1807

LOCATION: 018-430-14, 11.5 acre site located on the GP Mill Site south of the City's Waste Water Treatment Facility and east of the City Coastal Trail property.

APPLICANT: City of Fort Bragg

OWNERS: Georgia-Pacific

GENERAL PLAN Timber Resources Industrial (IT) in the City of Fort Bragg Coastal General Plan

DESIGNATION: IT

ZONING: Timber Resources Industrial (IT)

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study, with supporting technical studies, which provides justification for a Mitigated Negative Declaration (MND) for the implementation of the *Noyo Center for Science and Education (Noyo Center) project*. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, and the State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15000 *et seq.*

This Initial Study was conducted by the City of Fort Bragg, which is the Lead Agency for the Noyo Center project, to determine if the project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an EIR must be prepared if an Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A Negative Declaration may be prepared instead if the Lead Agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and therefore does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

- a) The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The initial study identifies potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are incorporated into the proposed project in accordance with CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration (MND) is prepared.

1.2 LEAD AGENCY

The Lead Agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the Lead Agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The proposed Noyo Center Project may

receive funding through the State Coastal Conservancy and therefore would require approvals from the City of Fort Bragg and State Coastal Conservancy for project implementation. However, based upon the criteria described above, the Lead Agency for the proposed project is the City of Fort Bragg.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed Noyo Center Project based on the preliminary design plans and resource studies. Mitigation measures have been provided to reduce or eliminate any identified significant and/or potentially significant impacts.

This document is divided into the following sections:

- **1.0 Introduction** - provides an introduction and describes the purpose and organization of this document.
- **2.0 Project Description** - provides a detailed description of the proposed project.
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - describes the environmental setting for each of the environmental subject areas, and evaluates a range of impacts in response to the environmental checklist. Impacts are classified as "no impact", "less than significant", "potentially significant unless mitigation incorporated", or "potentially significant." Where appropriate, mitigation measures are provided that reduce potentially significant impacts to a less-than-significant level.
- **4.0 Determination** - provides the environmental determination for the project.
- **5.0 Report Preparation and References** - identifies a list of staff and consultants responsible for preparation of this document, and persons and agencies consulted. This section also identifies the references used in preparation of the Initial Study.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project site is located within the City of Fort Bragg in western Mendocino County, approximately 200 feet from the coastal bluff on the former Georgia-Pacific (GP) Mill Site. The Assessor's Parcel Number (APN) for the proposed project site is 018-430-14 and the site is located inside the coastal zone. The project coordinates are approximately 39.437552° latitude and 123.815382° longitude.

The project site is comprised of an 11.5-acre portion of the former 425-acre Georgia-Pacific Mill Site. The site is adjacent to and immediately south of the City's Waste Water Treatment Facility. The project site is bounded on the west by a 92-acre property that was recently acquired by the City of Fort Bragg for a coastal trail and parkland.

2.2 PROJECT BACKGROUND AND NEED FOR THE PROPOSED PROJECT

In 2003, the City initiated a community planning process which prioritized the development of a marine science and education facility as a priority reuse option for a portion of the Georgia-Pacific Mill Site. The City began planning for development of a marine science and education center and, in 2006, the City, with the assistance of a group of scientists and administrators of successful biological field stations from across the nation, prepared a Strategic Plan for the project, and coined its name: the Noyo Center for Science & Education at Fort Bragg ("Noyo Center"). Subsequently, in 2008, the City retained a consultant to prepare a Detailed Project Program for the Noyo Center to help define the facility's design, programs, and operation. In 2009, the City and administrators from Sonoma State University's School of Science and Technology (SSU) began discussions of a collaborative partnership which would enable the Noyo Center to be owned and operated by SSU as part of its Preserves Program. In 2010, the City and SSU selected a design team to prepare conceptual plans for the Noyo Center facility to assist with fundraising efforts and to allow for environmental review and permitting. In July 2010, the City applied for a \$7M grant from the Prop 84-funded "Nature Education Facilities" program.

Purpose & Program: The Noyo Center will provide nature education, exhibits and marine research labs.

- The Noyo Discovery Center will educate 60,000 to 80,000 visitors, residents, working people, and school children per year. It will increase public understanding and knowledge of marine and coastal resources by providing high quality visitor exhibits that are directly tied to the research of the Marine Research Center and actions that visitors can take to reduce their impacts on the ocean, rivers, forests and coastal prairie. For each of the exhibit zones (Forest, Prairie, River, and Sea) the Discovery Center will present: 1) the basic description of the original resource and its desired restored condition; 2) historical use and/or abuse/extractive uses and their costs contrasted with the current condition of the resource; 3) the state of evaluative

research and science - resource science, monitoring and restoration techniques; 4) options for desired solutions - tactics, opportunities, activities, and issues; 5) direct action possible by visitors- personal, community or political and 6) the long term impacts and local effects of Climate Change on the resource.

- World-class marine research will be supported by the Center's laboratory, the only such marine laboratory located along this 250-mile stretch of coast. Research will address climate change and resource management in cold-water marine environments, and provide information for exhibits that engage the public in learning and hands-on science.

2.3 PROJECT PURPOSE AND OBJECTIVES

1. The Noyo Center will help the North Coast of California transition from a resource extraction economy (logging & fishing) to a resource appreciation economy (tourism, restoration, and research).
2. The Noyo Center will integrate marine science, citizen science, and marine education to help local workers, residents, visitors, and school children appreciate and understand the functioning and challenges of the cold water California coast.
3. It will build support for and result in implementation of natural resource recovery efforts for salmon, abalone, rockfish, marine mammals, the redwood forest, and the coastal bluff prairie.
4. The Noyo Center will increase awareness, understanding and the scientific study of challenges to coastal resources from human actions (logging operations, climate change, stormwater run off, seafood choices, off-shore oil drilling, etc.) and help the community and visitors develop and implement solutions to these challenges.
5. The Noyo Center will be designed and constructed as a model for sustainability and green building, with a goal of LEED (Leadership in Energy and Environmental Design) rating of Silver.

2.4 PROJECT CHARACTERISTICS, SITE PREPARATION AND PROJECT CONSTRUCTION

Upon approval of the CEQA document, Coastal Development Permit and Design Review, the City proposes to:

1. Acquire the 11.5-acre parcel to establish the Noyo Center for Science and Education.

Once additional funding is secured, site work, building construction and flatwork is anticipated to extend over a two-year period and will include:

1. Site grading for three building sites, stormwater management bioswales and infiltration basins, and small berms to deflect wind flow from the ocean side of the proposed buildings. Total site grading will be balanced (no import or export of soils) and will involve the movement of 17,357 cubic yards of soil on the site.
2. Construction of three buildings, using green building techniques, materials and designs, with intent of achieving LEED Silver certification. The buildings include:
 - 1) an approximately 5,600 SF Nature Center with a variety of interpretive

exhibits, including 30,000 gallons of public aquarium that inspire environmental appreciation and identify challenges and solutions to area resources; 2) an approximately 4,200 SF marine conservation research laboratory; and, 3) an approximately 1,400 SF essential support facility.

3. The project will include installation of a re-circulating seawater system (not an open system) that will outflow to the City's nearby Wastewater Treatment Facility for treatment before release into the marine environment through the City's 600 foot outfall. Roughly 3,000 gallons of seawater (10% percent of the total) will be replaced every two days via a water truck. The seawater will be obtained from an existing intake pipe in the Noyo harbor.
4. Installation of wet and dry utility lines from the site to the Waste Water Treatment Facility.
5. Construction of approximately 11,780 SF pervious surface parking lots with a total of 45 spaces; approximately 26,689 square feet of pervious surface driveways and drive-isles; approximately 1,061 linear feet of pervious surfaced pedestrian trails; and installation of an 80 foot long bridge spanning an Army Corp of Engineer Jurisdictional Wetland. The primary access to the site is paved in its entire length from the Cypress Street Gate to the existing Waste Water Treatment Facility; however the project does include about 200 linear feet of access roads from the Waste Water Treatment facility to the site parking entrance which will be paved. The project will also include two handicapped access parking spots as required by State law.
6. Construction of a stormwater management system that includes: vegetated roofs on all buildings, a set of bio-swales to further treat and infiltrate stormwater from parking areas, paths, and buildings; permeable surfacing for parking, drive isles and pedestrian paths.
7. Restoration of approximately six acres of gravel-covered former log decks with native coastal prairie and coastal pine habitat.
8. Construction of a five foot high foot five-wire strand fence around the south and east perimeter of the site.
9. Installation of a variety of site amenities including: welcome signage, directional signage, interpretive signage, site lighting, benches, and native landscaping.

Please see **Section 2.9** for illustrations of the proposed site plan, floor plans, and building elevations.

2.5 OPERATION AND LONG TERM MAINTENANCE

Operation of the Noyo Center

Sonoma State University will operate the Noyo Center for Science and Education according to the following key goals:

- The Noyo Center facilities and grounds will be maintained in an effective and responsible manner.
- The Noyo Center Marine Research Labs will be available for marine research by marine researchers from non-profits and educational institutions.
- Sonoma State University will provide opportunities for the local community college to enrich marine education, interpretation and restoration activities on the Noyo Center site.

- The public (local residents, visitors, school children, students, etc.) will have a minimum of 40 hour/week of access to the Discovery Center and weekly guided tours of the science facilities and the nature preserve.
- The Noyo Discovery Center will provide public education exhibits as described in the Prop 84 grant application.
- The Noyo Center will offer public workshops and lectures on a regular basis as described in the Prop 84 grant application.
- The Noyo Center Discovery Hall will be available for public rental for lectures, meeting, screenings and events.
- Annual profits (if any) produced from the operation of the facility will be transferred to the City of Fort Bragg to reimburse the City for the acquisition of the Noyo Center site. Accordingly the audited statements for the facility operation will be shared with the City of Fort Bragg on an annual basis.
- Sonoma State University will work with existing local and regional agencies, colleges and non-profits to implement the Noyo Center mission as described in the Nature Education Facility Grant Application narrative for the facility.

2.6 PROJECT CONSTRUCTION SCHEDULE AND COST

The project will be constructed over an approximately two year time frame, which will start, depending on funding, between 2014 and 2016.

The City of Fort Bragg retained the architectural firm of Bauer & Wiley of Newport Beach, California to assist with development of the schematic design for the Noyo Center. Based upon the schematic design, Bauer & Wiley estimates a total construction cost of \$7.1 million for the Noyo Center according to the following Cost Estimate:

Table 2: Noyo Center Preliminary Development Program and Cost Estimate, 2010

<i>Hard Costs</i>	Construction		<i>Hard and Soft Costs</i>	Cost Estimate
	Total SF	Cost Estimate		
<i>Aquarium & Nature Center</i>				
Lobby & Circulation	900	\$ 225,000	Hard Costs	\$ 5,438,000
Public Interpretive Program	3,000	\$ 1,080,000	Core Facility	\$ 3,158,000
Auditorium	1,200	\$ 420,000	Aquaria & Educational Exhibits	\$ 1,750,000
Prep kitchen & Conference Room	400	\$ 144,000	Site work	\$ 530,000
Restrooms	300	\$ 108,000	Fixed Equipment	\$ 150,000
Meeting Area & Library	700	\$ 245,000	Soft Costs	\$ 750,196
<i>Subtotal</i>	<i>6,500</i>	<i>\$ 2,222,000</i>	Architecture/Engineering Fees	\$ 543,800
<i>Administration: Offices, workroom, IT</i>	<i>630</i>	<i>\$ 126,000</i>	LEED Certification	\$ 47,370
<i>Marine Research</i>				
Two 4-person labs	800	\$ 300,000	Building & Planning Permits	\$ 56,180
Four 2-person labs	800	\$ 300,000	Environmental Review	\$ 50,000
Large multi-use lab	600	\$ 210,000	Sewer & Water Capacity Fees	\$ 18,135
<i>Subtotal</i>	<i>2,200</i>	<i>\$ 810,000</i>	Estimated Connection Charge	\$ 34,711
Core Center Costs	9,330	\$ 3,158,000	Total Hard & Soft Costs	\$ 6,188,196
Exhibit and Interpretive Program Costs				
Interior Aquaria		\$ 300,000	Contingency	\$ 928,229
Seawater System and Reservoir		\$ 400,000	Total Costs	\$7,116,425
Interpretive Displays, Materials & Equipment		\$ 1,050,000		
<i>Subtotal</i>		<i>\$ 1,750,000</i>		
Site Work				
Site Demolition/grading		\$ 100,000		
Gravel Access Road Improvements		\$ 170,000		
Gravel Parking Lot - Barriers & Car Stops		\$ 105,000		
Native Plant Restoration		\$ 100,000		
Decomposed Granite Access Paths		\$ 30,000		
Signage		\$ 25,000		
<i>Subtotal</i>		<i>\$ 530,000</i>		

Potential sources of funding for the project include:

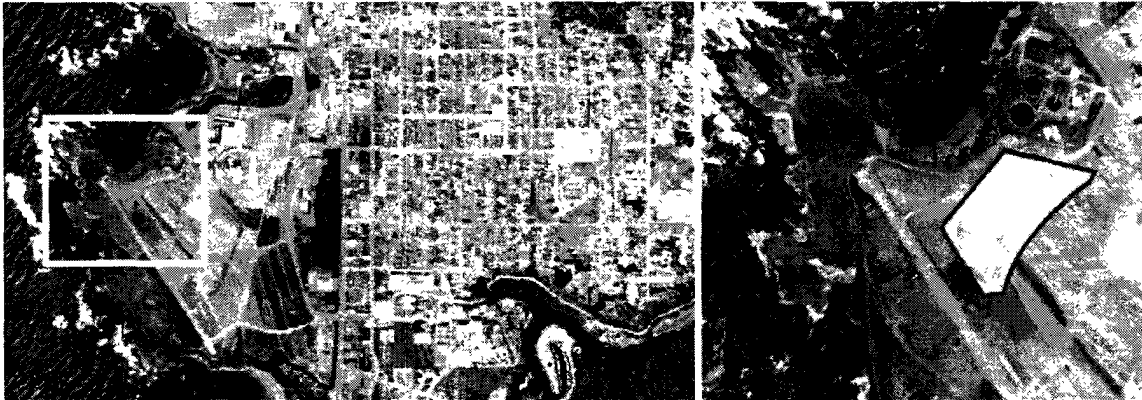
- \$125,000 Sustainable Communities Grant - schematic design and CEQA analysis
- \$80,000 Redevelopment Funds - schematic design, CEQA analysis project permitting, site appraisal, and negotiation of MOU with Sonoma State.
- \$500,000 Coastal Conservancy Repayable Loan – site acquisition
- \$7,000,000 State Parks Prop 84 NEF Grant – final design and construction.

2.7 REQUIRED PROJECT APPROVALS

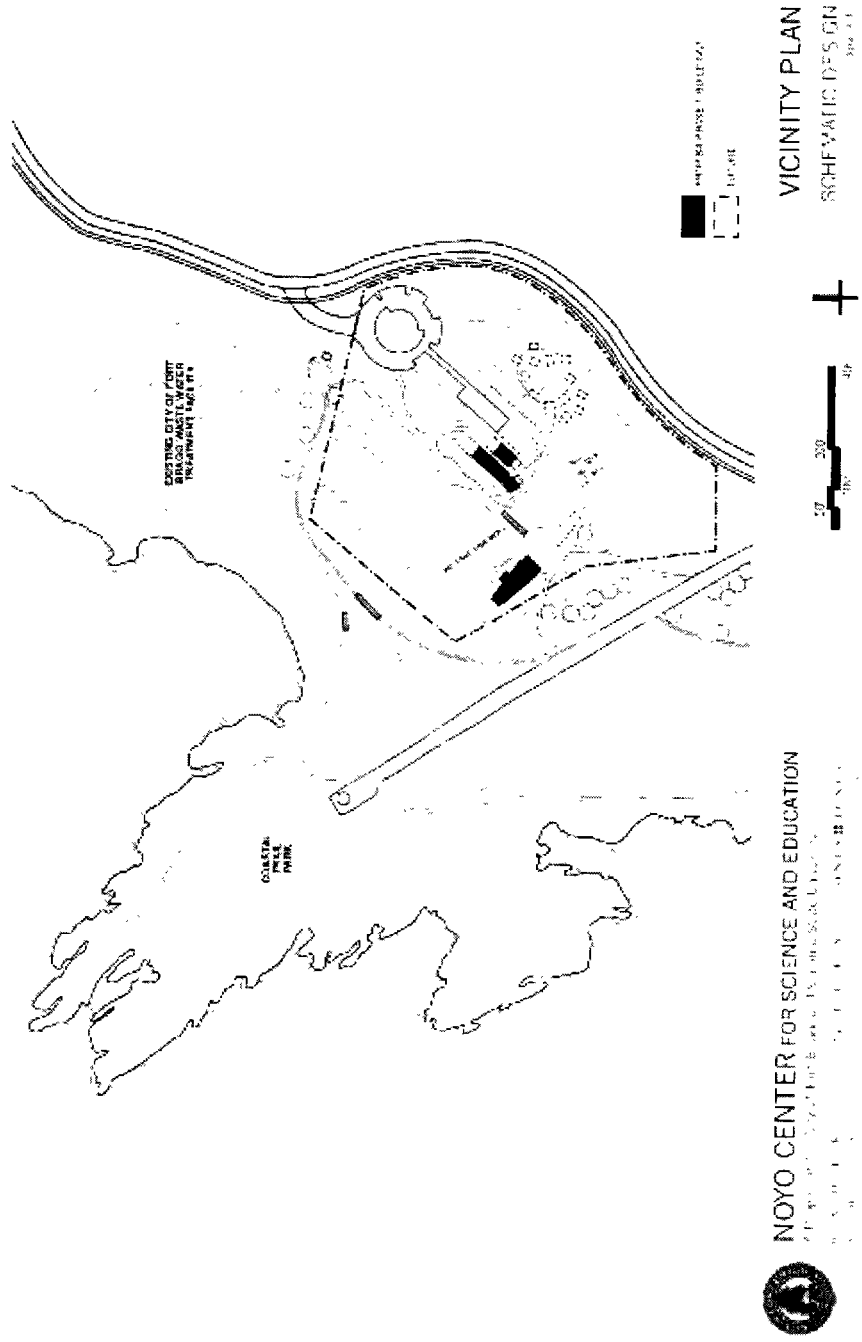
City of Fort Bragg approvals include a Coastal Development Permit, Design Review, Grading Plan, and Building Permit.

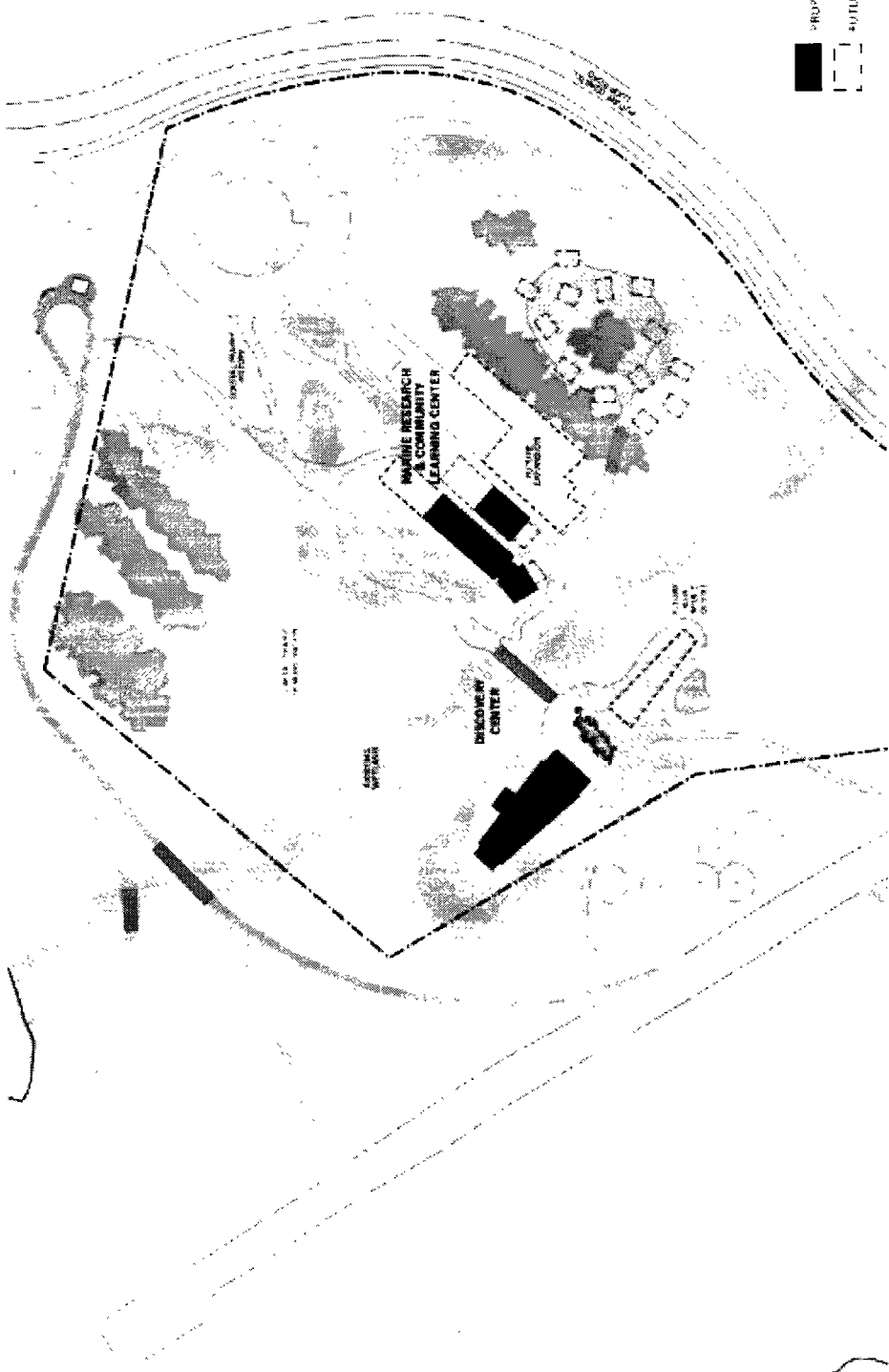
2.8 Project Location

The project is located on parcel # 018-430-14, and composed of an 11.5 acre site located on the former Georgia-Pacific Mill Site, immediately south of the City's Waste Water Treatment Facility and east of the City's recently acquired Coastal Trail & Parkland property.



2.9 PROJECT SCHEMATIC DESIGN



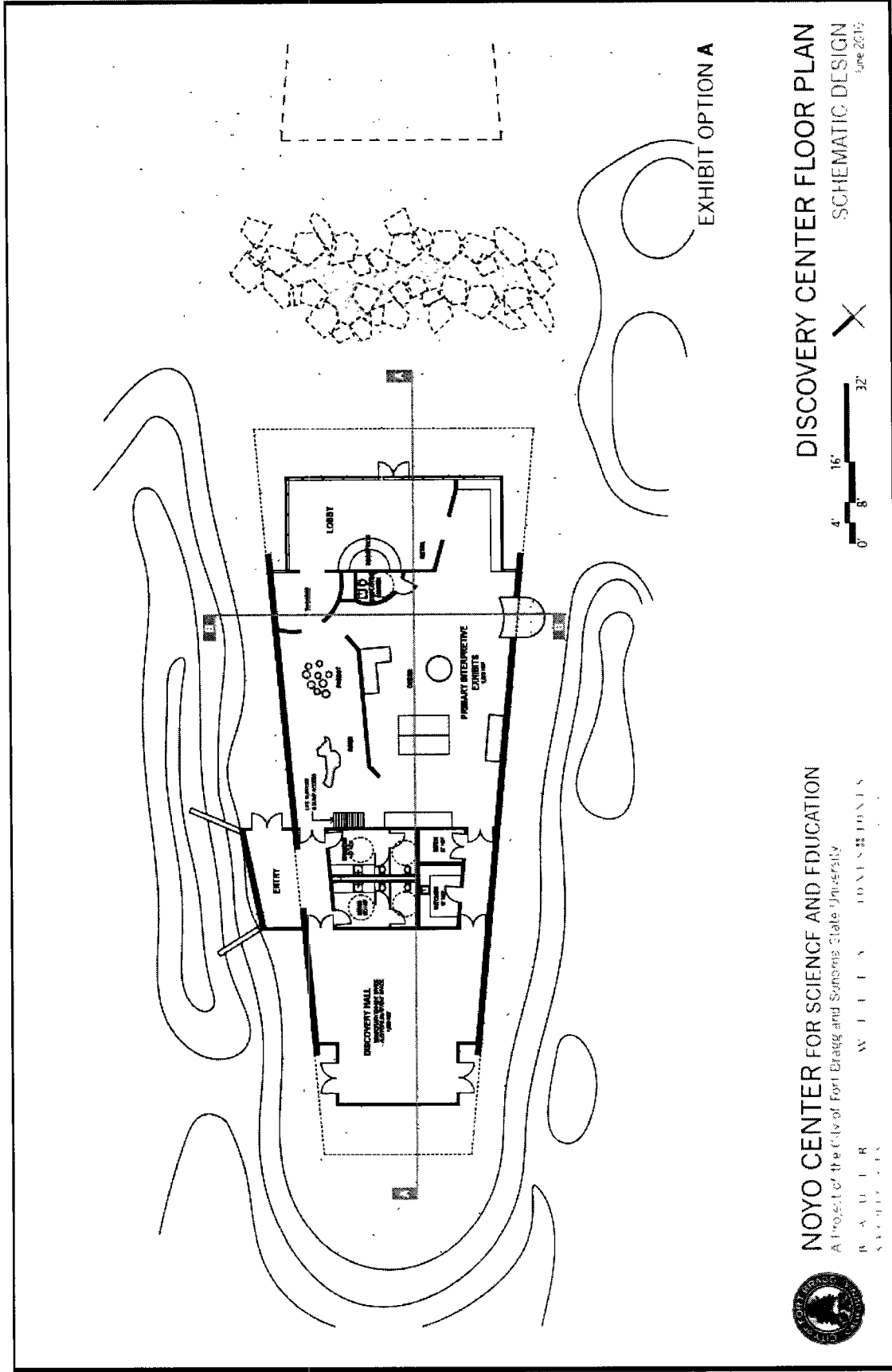


NOYO CENTER FOR SCIENCE AND EDUCATION

1000 W. WILSON AVENUE, SUITE 100
 FORTY-FIVE, WILSON, CALIFORNIA 94030

SITE PLAN

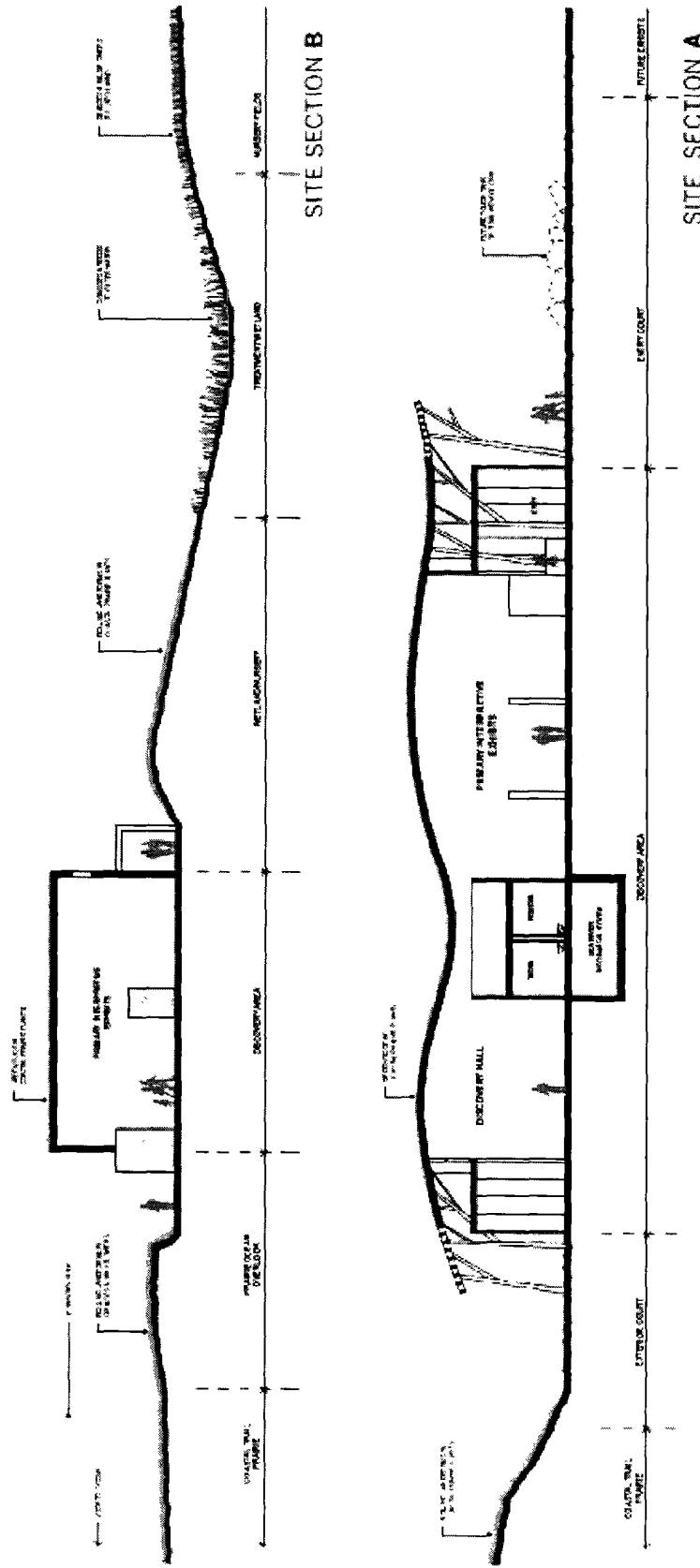
SCHMATIC DESIGN
 SHEET 1.1



DISCOVERY CENTER FLOOR PLAN
 SCHEMATIC DESIGN
 June 2010

NOYO CENTER FOR SCIENCE AND EDUCATION
 A Project of the City of Fort Bragg and Sonoma State University
 R A U L E R W I L L I A M S J O N E S
 S K E T C H A R C H I T E C T S

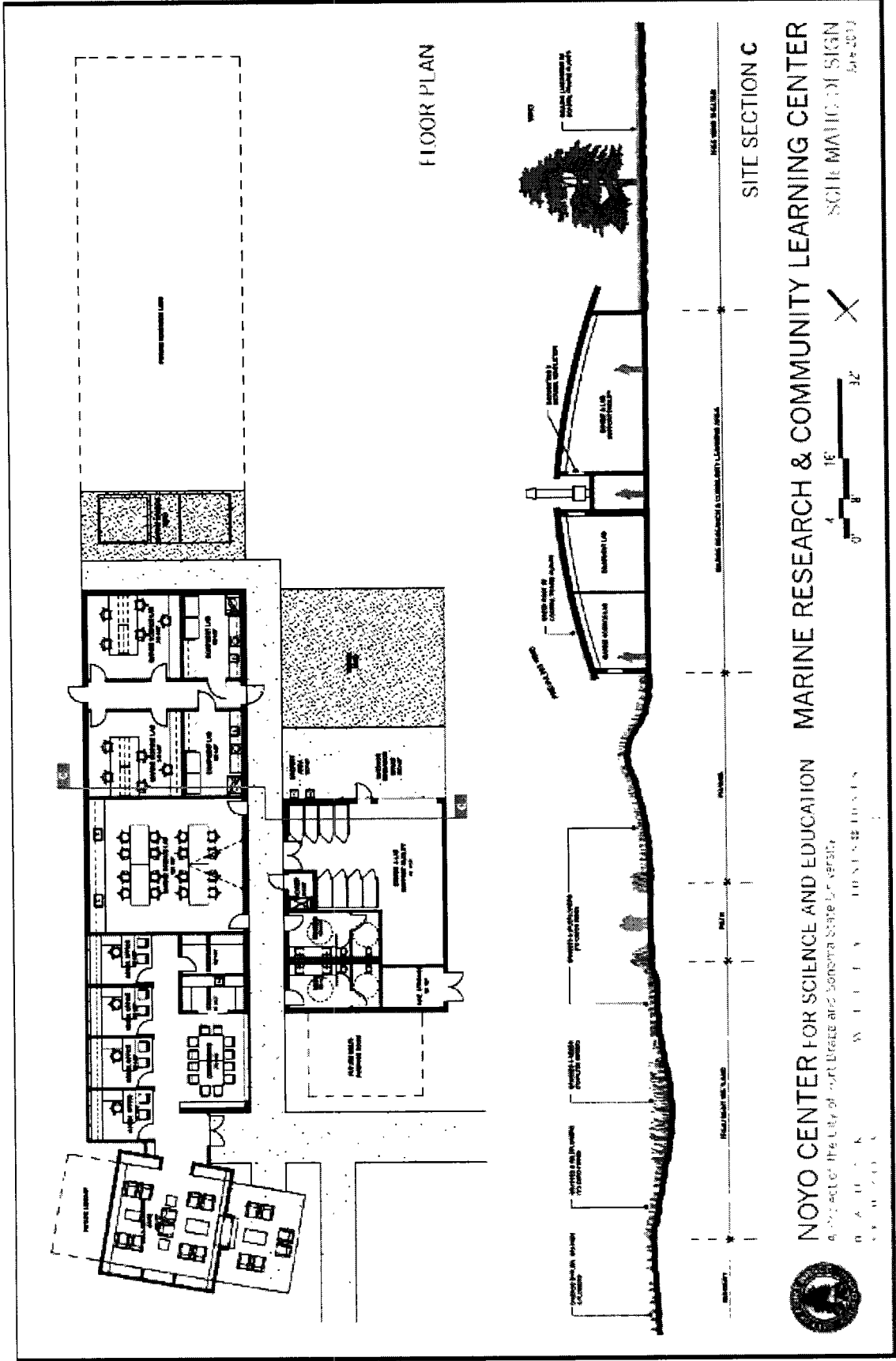
EXHIBIT OPTION A



NOYO CENTER FOR SCIENCE AND EDUCATION
 1000 Discovery Center Drive, Discovery Center, Noyo Center
 Discovery Center, Noyo Center, Noyo Center, Noyo Center

DISCOVERY CENTER SITE SECTIONS
 SCHEMATIC DESIGN
 June 2010





FLOOR PLAN

SITE SECTION C

NOYO CENTER FOR SCIENCE AND EDUCATION
 A PROJECT OF THE CITY OF FORT BRIDGE AND SONOMA STATE UNIVERSITY
 100 UNIVERSITY AVENUE
 FORT BRIDGE, CA 94931

NOYO CENTER FOR SCIENCE AND EDUCATION
 A PROJECT OF THE CITY OF FORT BRIDGE AND SONOMA STATE UNIVERSITY
 100 UNIVERSITY AVENUE
 FORT BRIDGE, CA 94931



3.0 ENVIRONMENTAL SETTING

3.1 ENVIRONMENTAL SETTING

Geology. Western Mendocino County is located within the Coast Ranges Geomorphic Province of Northern California and in a sub-province defined as north of San Francisco Bay. The Coast Ranges Province consists of an approximately 50-mile wide range of mountains extending from Santa Barbara County approximately 400 miles northward into Shasta and Humboldt Counties. This province is bounded to the north by the Klamath Mountains Province, to the south by the Transverse Ranges Province, to the east by the Great Valley Province, and to the west by the Pacific Ocean. The Coast Ranges Province is chiefly composed of late Jurassic to recent formations, and their topography is controlled by regional and local faults and folds. Along the coast, the Coast Ranges are stepped with a series of marine terraces representing uplifted wave-cut platforms (CGI, 2007).

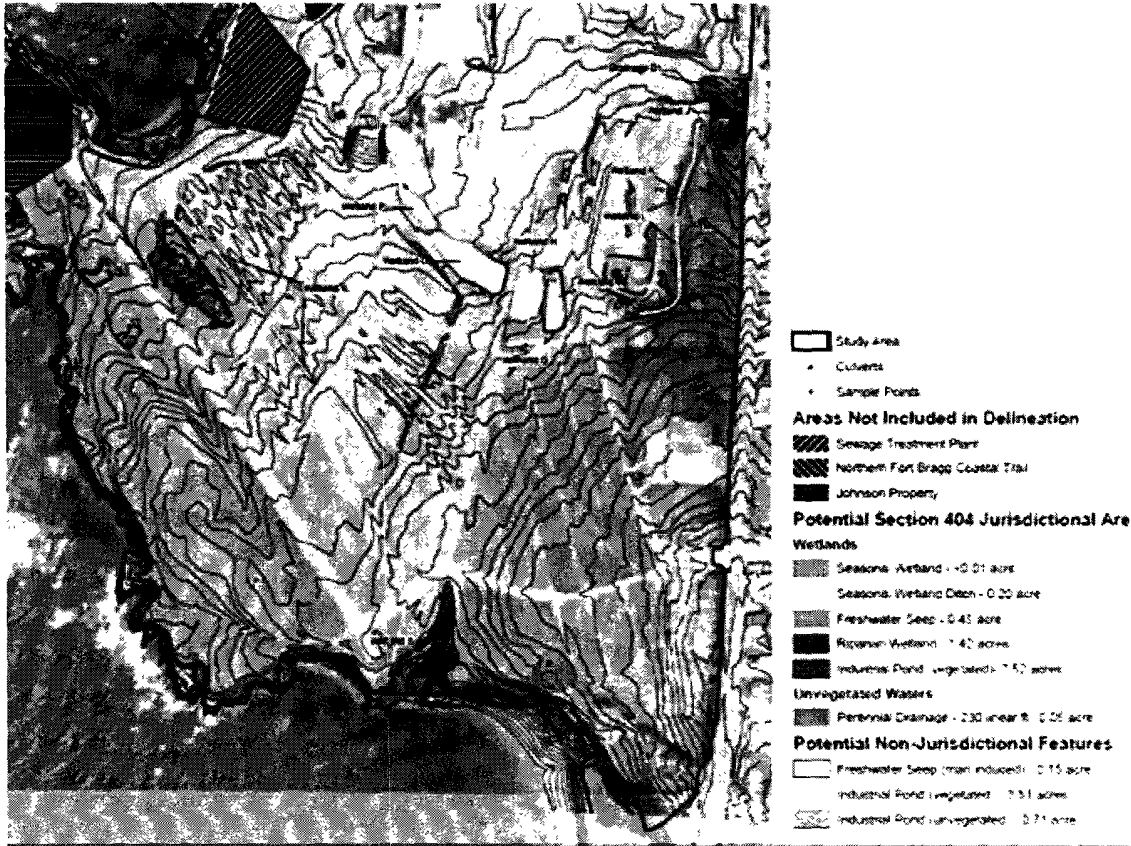
The North of San Francisco Bay sub-province is dominated by elongated valleys that are generally sub parallel to the coast. On average, larger topographic features trend north-northwest so that the northern ends of valleys are commonly exposed at the coast. In most areas closer to the coast, only small streams drain directly west from the westernmost ridge (Mendocino Coast Recreation and Park District, 2005).

The elevation of the project site ranges from approximately 53 to 64 feet above mean sea level (MSL) and is located on ground that gently slopes to the northwest. Drainage at the site occurs as sheet flow towards an existing ditch that flows through a culvert to the ocean. The property, a former log deck for a redwood lumber mill, is heavily compacted with gravel and dirt covering about 80% of the site with sparse or patchy vegetation generally dominated by bird's foot trefoil, rattail fescue, English plantain, rough cat's ear and brass buttons, with some native species (gumplant, seaside daisy and bluff lupine). The remaining 20% of the site is covered with introduced perennial grassland, composed of velvet grass, sweet vernal grass, pampas grass and wild radish.

Hydrology. The presence of extensive areas of paved and graveled areas, as well as alteration of the landscape by more than a century of timber mill operations has disturbed site hydrology. The primary source of natural hydrology on the project site is rainfall and stormwater runoff.

Wetland. A jurisdictional wetland study was completed in 2009 (U.S. Army Corps of Engineers Wetlands) and 2010 (Coastal Act Wetlands). The 2009 study identified a federal jurisdictional (U.S. Army Corps of Engineers) wetland on the site that is a seasonal wetland ditch of approximately 0.1 acres in area and approximately 769 feet in length and approximately 9 to 10 feet in width. Shown as Wetland R in the illustration on the following page, it is a man-made ditch dominated by soft rush and cattail and it is located at the southwestern portion of the project site (an upland area) where surface water runoff collects from surrounding lands. Wetland R does not appear to be connected to another water body, although it does connect to the ocean via a culvert that discharges over the bluff top. Soils in the seasonal wetland ditches were black (10YR 2/1) rocky loam with no redoximorphic features. Hydrology indicators in this

seasonal wetland ditch included ponded water and saturated soils, algal mats, drainage patterns, and the FAC-neutral test.



The 2010 Coastal Act wetland survey did not identify any additional wetland features that conform to the Coastal Act or the City's Local Coastal Program (LCP) description of a wetland. However, the U.S. Army Corps of Engineers wetland is also a Coastal Act jurisdictional wetland.

Soil. The Soil Survey for Mendocino County, Western Part (NRCS, 2002) maps soils in the entire Study Area as Urban Land (Figure 3). Urban Land is described as being covered by approximately 60 percent paved surface containing landscaped areas and areas that have been graded for urban development. Urban Land is not assigned a soil taxonomic group, no soil profile description is available, and it is not assigned a drainage class, as drainage is highly variable in urban areas.

Rare Plants. A plant survey was completed on the site from January 2009 through July 2009. The plant survey identified no rare plants on the proposed site. Wetland R qualifies as an Environmentally Sensitive Habitat Areas (ESHA) under the City's Local Coastal Program and the Coastal Act.

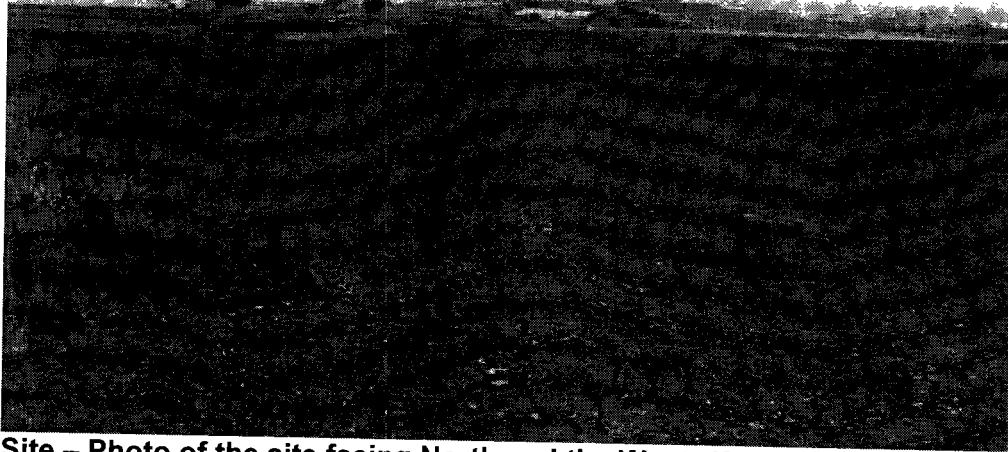
Burrowing Owls. The site has burrowing owl habitat and a burrowing owl survey was completed in January 2010 and May 2010 according to the requirements of California Department of Fish and Game. No burrowing owls or signs of burrowing owls were detected during the survey. However suitable habitat was identified under a concurrent

winter survey at a nearby site (MacKerricher State Park -1.5 miles away) which documented burrowing owl presence.

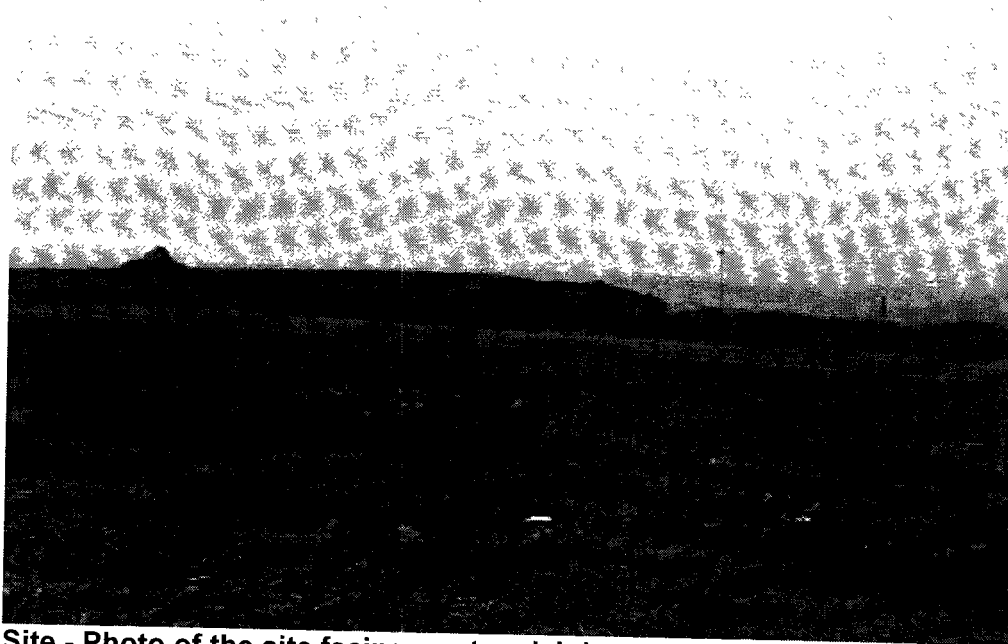
3.2 SITE PHOTOS



Site wetland - Photo of the site facing Southeast



Site – Photo of the site facing North and the Waste Water Treatment Facility



Site - Photo of the site facing west and Johnson Rock (which is off site)



Site - Photo of the site facing North West



Site - Photo of the site facing South

4. ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES

4.1 ENVIRONMENTAL ISSUES ANALYZED

The environmental issues evaluated in this section consist of the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

For each issue, one of four conclusions is made:

- **No Impact:** No project-related impact to the environment would occur with project development.
- **Less Than Significant Impact:** The impact would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Potentially Significant Unless Mitigation Incorporated:** An impact that is "potentially significant" as described below; however, the incorporation of mitigation measures would reduce the project-related impact to a less-than-significant level.
- **Potentially Significant Impact:** An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382); however, the occurrence of the impact cannot be immediately determined with certainty.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated", as described further in the proceeding environmental analysis.

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED & DECLARATION

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 22 for additional information.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

On the basis of this Initial Study and Mitigated Negative Declaration

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature:	Date: October 25, 2010
Printed Name: Marie Jones	For: City of Fort Bragg

5. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA, impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

5.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista

The site currently provides many private scenic vistas towards the ocean over the City owned Coastal Trail & Parkland property. However views from the City-owned Coastal Trail property towards the Noyo Center site are not scenic as they consist of a visually degraded former industrial site. Scenic views from the privately owned former timber mill may be impacted by the proposed project at a less than significant level. The Noyo Center has been designed to have minimal visual impacts to the site. The design is comprised of a variety of small buildings that will be nestled into earthen berms and screened with shore pines to minimize the visual impacts of the buildings. The adjacent vacant industrial property is presently going through a Specific Planning process that will rezone the area of the site around the proposed Noyo Center. The proposed "Urban Reserve" zoning will limit future development within an approximately 80 acre area to 50,000 SF of science and education uses and 150 rooms of visitor serving accommodations.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway

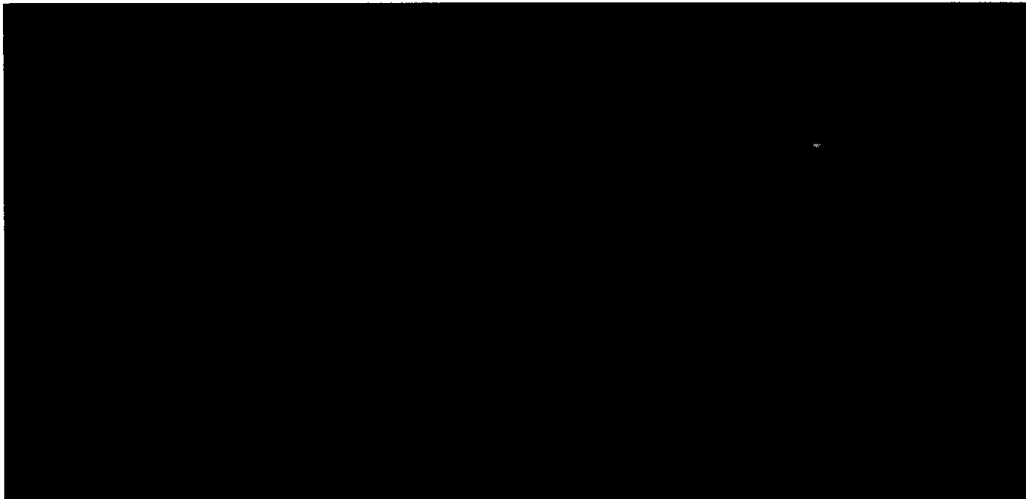
The site is visible from Highway 1, which is an eligible state scenic highway. However it is not yet officially designated as a state scenic highway. Regardless, the proposed project and project site are very distant from the State Highway at over 3,000 feet (0.5 mile) from the highway. A rock outcropping, known locally as Johnson Rock, is adjacent to the proposed Noyo Center site. Johnson Rock will remain visible from Highway 1, due to the angle of approach of the highway relative to the Johnson Rock and the proposed Noyo Center site. There are no historic buildings in the vicinity of the Noyo Center site.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The project will improve the visual character of the site by re-establishing five acres of coastal bluff prairie on an existing highly visually degraded former industrial site. The proposed design of the Noyo Center includes a number of features that will also improve the visual character of the site including: green roofs, earthen berms, sustainable design, multiple low-profile buildings, excellent design, and public access.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project will have a less than significant impact on nighttime views of the site. Night views of site are currently impacted by the security lighting at the adjacent City Waste Water Treatment Facility. The proposed project will add low wattage, downcast "dark sky" path and parking lot lighting as required by the City's zoning regulations. Night sky architectural renderings have been prepared for the facility, and they reveal a less than significant impact on nighttime view of the area. Please see the photo below.



5.2 AGRICULTURE AND FOREST RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed site is a denuded abandoned industrial site. There is no farmland on or near the site.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The project is consistent with the City's Local Coastal Program which consists of the Coastal General Plan, Coastal Land Use and Development Code and Zoning Map. The Zoning Administrator has determined that the project is consistent with the site's existing Timber Resources Industrial (TRI) zoning. The Noyo Center project is a permitted use within the TRI zone as an accessory use of a nature preserve and also as a public facility. Additionally, the City of Fort Bragg is currently considering a Mill Site Specific

Plan and a Local Coastal Program amendment that proposes to rezone the site as Urban Reserve and will allow the site to be used for research and education.

5.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project.				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The proposed project site is located in Mendocino County within the North Coast Air Basin (NCAB). The project site is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD) and is managed by a five member Board of local elected officials. Mendocino County is designated attainment or unclassified for all air quality standards except the State standards for Particulate Matter that is less than 10 microns in size (PM-10). The proposed project will include one indoor propane fireplace. The MCAQMD Particulate Matter Attainment Plan which was adopted on March 15, 2005. The plan includes: a description of local air quality, the sources of local PM emissions, and recommended control measures to reduce future PM levels. As all development is required to comply with the applicable provisions of the Particulate Matter Attainment Plan, including construction and grading activities, the project will not conflict with or obstruct implementation of the applicable air quality plan. Therefore, the potential for the project to conflict with the Particulate Matter Attainment Plan is considered to have a **less than significant impact**.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Mendocino County is currently designated attainment or unclassified for all ambient air quality standards except the State standards for Particulate Matter less than 10 microns in size (PM₁₀). Exceedances of PM₁₀ standards occur in coastal Mendocino County, usually in the winter months. The proposed project would grade and excavate approximately eight acres in order to develop building pads, associated parking, trails, and to restore approximately five acres to coastal prairie. The proposed project includes mass grading of the project site and the movement of approximately 17,000 cubic yards of on-site materials in order to create berms and construction sites and to un-compact the heavily compacted soils for restoration purposes.

The project could lead to the generation of ozone precursor emissions, primarily from construction activities and equipment. Mendocino County is currently classified as an attainment area for both the State and Federal ozone standards. However, the Mendocino County Air Quality Management District adopted an indirect source review in 2003. The rule requires that projects that exceed specified emissions levels apply for and receive a permit from the MCAQMD. Any development exceeding the MCAQMD indirect source rules will require a permit.

In addition to obtaining a permit from the MCAQMD upon request, implementation of the following fugitive dust control mitigation measures and ozone precursor reduction measures during grading and construction activities would reduce project emissions of Particulate Matter less than 10 microns in size (PM₁₀), thereby conforming to the PM₁₀ standards as established by the Mendocino County Air Quality Management District:

Mitigation Measure Air-1:

The project contractor, on behalf of the project applicant, shall prepare a dust control plan for construction activities at the project site pursuant to the requirements of the MCAQMD. The project contractor shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of construction and maintenance activities at the project site. The dust control plan shall include, but not be limited to, the following measures:

- Water shall be applied by means of truck(s), hoses, and/or sprinklers as needed prior to any land clearing or earth movement to minimize dust emissions.
- All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving the property boundaries or causing a public nuisance of an ambient air standard. Watering should occur at least twice daily, however frequency of watering shall be based on the type of operation, soil, and wind exposure.
- All on-site vehicle traffic shall be limited to a speed of 15 miles per hour on unpaved roads.
- All trucks hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.
- All land clearing, grading, earth moving, and/or excavation activities shall be suspended as necessary, based on site conditions, to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour. Excavation and grading activities shall be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph, or dust from construction might obscure driver visibility on public roads.
- All inactive portions of the construction site, including soil stockpiles, shall be covered, seeded, or watered until a suitable cover is established. Alternatively,

apply County approved nontoxic soil stabilizers (according to manufacturers' specifications) to all inactive construction areas (previously graded areas that remain inactive for four consecutive days). Acceptable materials will not violate Regional Water Quality Control Board (RWQCB) or California Air Resources Board (CARB) standards.

- Paved areas adjacent to construction sites (the abandoned runway) shall be swept or washed at the end of each day, unless site conditions warrant greater frequency, or as required to remove excess accumulations of silt and/or mud, which may have resulted from grading and construction activities at the project site.
- The project proponent shall re-establish ground cover on all disturbed portions of the project site through seeding and watering in accordance with the City of Fort Bragg Grading Ordinance and Local Coastal Program, which requires the application of native seed.
- A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24-hours. The telephone number of the MCAQMD shall also be visible to ensure compliance with the Fugitive Dust Emissions requirements.
- Construction workers shall park in designated parking area(s) to help reduce dust emissions.

Mitigation Measure Air-2:

The project contractor, on behalf of the project applicant, shall prepare a best management practices (BMP) plan for the removal and stockpiling of soil. The project contractor shall be responsible for ensuring that all appropriate best management practices are implemented in a timely manner. The best management practices plan shall include, but not be limited to, the following measures:

- Seed the disturbed areas with native grass species.
- Add appropriate straw bales, wattles, erosion control fabric, silt fences or other appropriate means in order to minimize sedimentation and/or the generation of fine particulate matter during periods of wind and rain

Mitigation Measure Air-3:

The project contractor, on behalf of the project applicant, shall ensure the following:

- Contractors shall provide a plan for approval by the MCAQMD demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used grading and construction, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board (CARB) fleet average at time of construction. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
- The contractor shall ensure that all mobile and stationary construction equipment is properly maintained.

Mitigation Measure Air-4: The applicant will be required to obtain a grading permit from the Air Quality Management District as the amount of disturbed area exceeds 1 ace.

Timing/Implementation: Prior to site disturbance and throughout the duration of grading and construction activities

Enforcement/Monitoring: City of Fort Bragg Public Works Department
Enforcement of the MCAQMD permit requirements in addition to implementation of **Mitigation Measures Air-1, Air-2, Air-3, and Air-4** would reduce project impacts to a level that is considered **less than significant with mitigation incorporated** by requiring implementation of a dust abatement program and requiring the applicant and contractors to reduce the emissions of ozone precursors during construction activities associated with the proposed project.

c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment status under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

Mendocino County is currently designated attainment or unclassified for all ambient air quality standards except the State standards for Particulate Matter less than 10 microns in size (PM₁₀). Exceedances of PM₁₀ standards occur in both inland and coastal Mendocino County, usually in the winter months. The main source of particulate matter is dust generated during grading, excavation, and other construction activities. Impacts to air quality attributable to such construction activities would be temporary and therefore cease once construction is completed. Ozone, the primary ingredient of smog, is a gas created when nitrogen oxides and volatile organic compounds react with the sun. The primary contributor of ozone precursors associated with the proposed project would be the short-term operation of construction equipment in addition to the visitor commute trips to the Noyo Center facility upon completion.

As long as best management practices are adhered to, the proposed project is not likely to have a cumulatively considerable net increase of any criteria pollutant, including PM₁₀. Enforcement of the MCAQMD permit requirements in addition to implementation of **Mitigation Measures Air-1, Air-2, and Air-3** would reduce project impacts to a level that is considered **less than significant with mitigation incorporated** by requiring implementation of a dust abatement program and requiring the applicant and contractors to reduce the emissions of ozone precursors during construction activities associated with the proposed project.

In addition, the facility will not, by itself, generate significant new trips to the Mendocino Coast. Rather it is anticipated that visitors who are already traveling to the Mendocino Coast would visit this facility in addition to other activities they undertake on the coast. The exception to this general rule is visits from school children and college students who may come to the coast specifically to visit the Noyo Center and/or take classes at the laboratory. Since both groups will likely visit via school bus or commuter van the net impact on ozone will be **less than significant**.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The Noyo Center will attract people to the Noyo Discovery Center and these visitors could be exposed to dust, odors, and emissions from on and off-site. Off site existing sources of pollution concentration include:

1. Dust from the former log yards, and
2. Methane and odors from the Waste Water Treatment Facility (WWTF).

The impacts of odors from the WWTF on visitors to the Noyo Center depends on the type of odor (methane), the distance (less than 500 feet), the frequency (continuous) and the wind directions (the Noyo Center is downwind from the odor source).

Typically the impact of an existing odor source on surrounding sensitive receptors is evaluated by identifying the number of confirmed complaints received for that specific odor source. However due to the remote location of the WWTF from existing development the relative lack of complaints is unlikely to provide a realistic predictor of the impact of the odors on visitors to the proposed Noyo Center.

Mitigation Measure Air-5:

The City of Fort Bragg Waste Water Treatment Facility must establish an Odor Impact Minimization Plan (OIMP) and put procedures in place that establish fence line odor detection thresholds prior to issuance of the certificate of occupancy for the Noyo Center.

Mitigation Measure Air-6:

The project contractor, on behalf of the project applicant, shall ensure the following: 1) all disturbed areas of the Noyo Center site will be reseeded with native grass seed to reduce dust creation; 2) the City to work with the Mill Site property owner to establish a re-seeding program for the log deck areas adjacent to the Noyo Center in order to reduce dust particles.

The site will not be accessible during construction activities, and there will be no exposure during these activities. Any construction activities will be required to meet the MCAQMD control measures for fugitive dust and will require the use of dust control techniques. Furthermore, adherence to **Mitigation Measures AIR-1** through **Air-6** described above, will reduce the impacts of pollutant concentrations and objectionable odors to a level that is considered **less than significant with mitigation incorporated**.

e) Would the project create objectionable odors affecting a substantial number of people?

The proposed project will include marine research of a variety of marine organisms and plants. Waste materials from these research activities may create objectionable odors and will have to be disposed of so as to limit odors and attraction of rodents and birds. Likewise the facility may have a marine mammal enclosure area where marine mammal dung and other smells may be generated.

Mitigation Measure Air-7:

The project operator, on behalf of the project applicant, shall ensure the following: 1) all marine research waste materials shall be disposed of in approved waste receptacle bins which will be removed in a timely way to ensure that odors do not accumulate on site; 2) all outdoor marine mammal and marine research facilities will be managed in professional way using best animal husbandry techniques to reduce odors and possible attraction of pests.

The proposed project would result in the short-term emission of exhaust from heavy-duty diesel equipment used during construction activities at the project site over a period of approximately four weeks. Local air currents are generally northwest to southeast, directing odors and construction emissions to an abandoned log deck with no current

uses. The diesel fuel exhaust may have an objectionable odor which is unlikely to be detected by anyone. However, this effect would be minor and temporary.

In addition, adherence to **Mitigation Measure Air-3**, described above, would require the applicant to properly maintain all mobile and stationary equipment at the project site during construction activities, thereby reducing short-term odor emissions associated with diesel exhaust to a level that is considered **less than significant with mitigation incorporated**.

5.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the project: have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?**

Threatened, endangered, rare and special-status species are defined as follows:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA), 14 CCR 670.5, or Federal Endangered Species Act (FESA), 50 CFR 17.12 and Federal Register Notices;

- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA), Section 15380;
- Animals designated as Species of Concern by the California Department of Fish and Game;
- Animals listed as “fully protected” in the Fish and Game Code of California (Sections 3511, 4700, 5050, and 5515); and,
- Plants listed in the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS 2002)

Plants. Most of the site is developed industrial land, characterized by highly compacted and graveled former log storage decks, with occasional weedy ruderal vegetation. No rare or endangered plants were found on the site. No rare or endangered plants were found within 100 feet of the site boundary. The project will therefore have **no impact** on sensitive or rare plant species.

Wildlife. The Biological Assessment of the Georgia Pacific Mill Site (November 2005) identified the following sensitive species with a high or moderate potential to occur in the project area or that have been seen on the site:

- Snowy egret (*Egretta thula*). USFWS Species of Concern. Suitable pond habitat is near the project site.
- Double-crested cormorant (*Phalacrocorax auritus*). CDFG Species of Special Concern. Vacated cormorant nest were identified on the rocky cliffs on the shore near the project site.
- California brown pelican (*Pelecanus occidentalis californicus*). USFWS and CDFG Endangered. This species uses shoreline and offshore waters for foraging and loafing. Typical nesting habitat is not present.
- Osprey (*Pandion haliaetus*), CDFG Species of Special Concern. Many osprey have been seen flying eastward over near the project area with fish in their talons. However no nesting habitat is available on the project site.
- Great blue heron (*Ardea herodias*), Rookery Protected. One heron was seen foraging in the nearby mill pond but no nests were observed.
- Loggerhead shrike (*Lanius ludovicianus*), USFWS Species of Concern, CDFG Species of Special Concern. This bird prefers open habitats with scattered trees, shrubs, posts, fences, utility lines or other perches. The project site offers no such features. This species may breed and forage in the surrounding Mill Site property.
- Allen’s hummingbird (*Selasphorus sasin*). This Federal Species of Concern breeds in sparse and open woodlands and chaparral habitats. Suitable scrub breeding habitat is present within the Mill Site, although none is available on the project site.
- Purple martin (*Progne subis*). The purple martin is a CDFG Species of Special Concern that occurs in woodlands and low-elevation hardwood and coniferous forest. The nest is placed in a cavity often located in a tall, old, isolated tree or snag in open forest or woodland. Potential for tree cavities in the Study Area may provide suitable breeding habitat for this species.
- Grasshopper sparrow (*Ammodramus savannarum*), USFWS Species of Concern.. This species is found in dry open grasslands where they build nests in clumps of mixed forbs and grasses. The grassland habitat in the Project Site provides suitable nesting habitat for this species.
- Lark sparrow (*Chondestes grammacus*). The lark sparrow is a Federal Species of Concern which is found in oak woodland, scrub, and oak savannah habitats. Nests are made in a hollow depression in the ground and are lined with grass or in low

shrubs or rock crevices. Suitable nesting habitat can be found in the grassland and oak savannah within the Study Area.

Of these species only the lark and grasshopper sparrow are likely to use the project site for nesting or habitat.

Construction activities will include work within 750 feet of the coastal bluffs to the west and 500 feet to the north of the project site. Harbor seals (*Phoca vitulina richardsii*) and California Sea Lions (*Zalophus californianus*) are known to haul out on the sea stacks offshore of these bluffs. Construction activities in proximity to marine mammal haul out areas have the potential to negatively affect the behavior of these seals, or harass them, which is prohibited under the Marine Mammal Protection Act (MMPA) of 1972. The MMPA defines harassment as “an act of pursuit, torment or annoyance which has the potential to injure, or disturb by causing disruption of behavioral patterns, to a marine mammal or marine mammals stock in the wild.” The project work will take place at a sufficient distance from the bluff top (500 to 750 feet) that Marine Mammals would neither hear nor see any construction activities.

The proposed project includes activities that could adversely affect 12 special status plant and wildlife species that currently exist within or near the project area. The following mitigation measures are incorporated into the proposed project as environmental commitments in order to minimize adverse impacts to sensitive resources, including threatened, endangered, rare, and special-status plant and wildlife species. Adherence to the following mitigation measures, and to all conditions as required by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the North Coast Regional Water Quality Control Board, would reduce the project’s impacts on federal and state endangered, threatened, and sensitive species, as well as state special status species, to a level that is considered **less than significant with mitigation incorporated**.

The California Environmental Quality Act (CEQA), Statutes and Guidelines (Section 15370) lists the following types of mitigation for environmental impacts:

- (a) Avoiding the impact altogether by not taking a certain action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action.
- (c) Rectifying the impact by repairing, rehabilitating or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the project.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Although there is potential for the project to have adverse effects, either directly or through habitat modification, on plant and wildlife species identified as candidate, sensitive, and special status species by the California Department of Fish and Game, implementation of the proposed project with the following mitigation measures will reduce these impacts to **less than significant with mitigation incorporated**.

Mitigation Measure BIO-1:

Breeding bird surveys shall be done prior to commencement of construction activities. Both the adjacent bluff area and the grassland on the site and within 100 feet of the site shall be surveyed to determine the presence of ground nesting and cliff nesting species. This area is of interest because roosting cormorants (*Phalacrocorax* sp.) were seen during site visits. Guano stains at one of the roosting areas can be seen on the middle of the bluff in the photo above.



If an active nest is found and is greater than half completed, a qualified ornithologist, in consultation with the California Department of Fish and Game (CDFG), shall determine the extent of a construction-free buffer zone to be established around the nest. Failure to do so will result in the enforcement of civil penalties by the CDFG. Direct take of active nests, eggs, or birds is prohibited by CDFG.

Mitigation Measure BIO-2:

The project applicant shall retain a professional biologist to monitor construction activities. The project biologist shall make regular monitoring visits to the project site to ensure that sensitive biological resources are protected during construction activities.

Mitigation Measure BIO-3:

In order to ensure that construction activities will not disturb marine mammals, a biologist will be on site to monitor the behavior of the harbor seals and sea lions when work is initiated. In the advent that marine mammals are disturbed, work shall be stopped.

Enforcement/Monitoring: City of Fort Bragg Public Works Department and California Department of Fish and Game

Implementation of **Mitigation Measures BIO-1, BIO-2, BIO-3** would ensure that project impacts to species listed as threatened, endangered, rare, or of special-status would be **less than significant with mitigation incorporate**

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The USFWS designates areas of critical habitat as those areas considered essential to the conservation and survival of species listed as threatened or endangered under the Federal Endangered Species Act. These areas require special consideration and protection due to their ecological importance. A sensitive natural community includes those communities that, if eliminated or substantially degraded, would sustain a significant adverse impact as defined under CEQA. Loss of sensitive natural

communities can cause the eradication of species and can eliminate or reduce important ecological functions, such as water filtration by wetlands and bank stabilization by riparian woodlands.

Accordingly, the site has no sensitive natural communities other than the wetland ditch.

According to the *Identification of Waters of the United States* (wetland delineation for the proposed project), potential jurisdictional waters totaling approximately 0.1 acres were identified within the project site in the form of a wetland ditch. These resources are considered sensitive natural communities by the City of Fort Bragg, the Coastal Commission, the California Department of Fish and Game, and the U.S. Army Corps of Engineers.

However, the proposed project will not encroach upon the wetland area and will stay outside of a 50 foot buffer on either side of the wetland. Some restoration activities of this upland buffer area will take place, including de-compaction of the compacted soils and reseeding with native plants.

The following mitigation measures will be incorporated into the proposed project as environmental commitments in order to minimize adverse impacts to sensitive natural communities, including areas of special biological importance. Adherence to the following mitigation measures, as well as mitigation measures **Mitigation Measures BIO-1, BIO-2, BIO-3**, etc and to all conditions as required by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the North Coast Regional Water Quality Control Board would reduce the impacts to riparian habitat and other sensitive natural communities within the proposed project area to a level that is considered **less than significant with mitigation incorporated**.

Mitigation Measure BIO-4:

The applicant shall contract with a professional biologist to install Environmentally Sensitive Habitat Area (ESHA) fencing to avoid disturbance and protect the wetland ditch. Before construction, the contractor shall work with the project biologist to identify the locations for the ESHA fencing. The fencing shall be installed before construction activities are initiated and shall be maintained throughout the construction period.

Timing/Implementation: Prior to any site disturbance and on going throughout the duration of construction.

Enforcement/Monitoring: City of Fort Bragg Public Works Department

Implementation of **Mitigation Measure BIO-4**, in addition to adherence to **Mitigation Measure BIO-1 through BIO-3**, would reduce the impacts to riparian habitat and other sensitive natural communities within the proposed project area to a level that is considered **less than significant with mitigation incorporated**.

c) Would the project have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?

"Waters of the United States" is an encompassing term for areas that qualify for federal regulation under Section 404 of the Clean Water Act (CWA). Waters of the United States include "wetlands" and "Other Waters of the United States." For regulatory purposes, wetlands are defined as: "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas (33 CFR 328.3 [b], 40 CFR 230.3)."

To be considered under federal jurisdiction, a wetland must support positive indicators for the following conditions:

- 1) Hydrophytic Vegetation - Vegetation adapted for life in saturated soil conditions.
- 2) Hydric Soils - Soils that are saturated, flooded, or ponded long enough during the growing season to develop anoxic conditions in the upper part of the soil profile.
- 3) Wetland Hydrology - The presence of recurrent, sustained inundation or saturation at or near the surface of the substrate sufficient to produce physical, chemical, and biological features reflective of anaerobic conditions. The source and dynamics of wetland hydrology can vary. Some examples include: overbank flooding from streams, upwelling of groundwater, or surface runoff from precipitation.

For regulatory purposes, Other Waters of the United States are defined as: "seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features, that exhibit an ordinary high-water mark but lack positive indicators for one or more of the three wetland parameters (i.e. hydrophytic vegetation, hydric soil, and wetland hydrology) (33 CFR 328.4)".

According to the wetland delineation report prepared by WRA (2009), a 404 certified jurisdictional wetland of 0.09 acres (1,164 linear feet of man-made ditch) has been identified on the Mill Site, and 745 linear feet of this wetland are on the proposed project site. Pursuant to Section 404 of the Clean Water Act, actions that pose potential impacts or disturbance of any kind to wetlands and Other Waters of the United States require appropriate mitigation or avoidance.

The project will **avoid** both the wetland and the 50 foot buffer on either side of the wetland. The City has initiated consultation with the Department of Fish and Game which has indicated that a minimum buffer of 50 feet would most likely be required for the project. The project has the potential to impact the hydrology of the site and thereby impact the wetland. The site is currently primarily hard-packed gravel surfaces with limited infiltration capabilities. Site stormwater from the site and adjacent lands currently sheet flows into the wetland ditch. Since the site is now largely an impermeable dirt area, the project will considerably improve stormwater treatment and infiltration, which has the potential to improve the quality and reduce the rate of stormwater flows into the ditch, which will thereby improve water quality in the wetland ditch. The restoration activities will likely reduce sheet flow and improve the water quality of the sheet flow as stormwater is taken up by plant roots and the restored soil of the site. Stormwater from the project developments will be pre-treated through a series of stormwater swales prior to entering the wetland ditch. The buildings will also incorporate green roofs throughout, which will further pre-treat and reduce the rate and time of concentration for stormwater

flows. Mitigation Measure BIO-5 has been added to address this issue and will reduce the impacts to federally protected wetlands to a level that is **less than significant**.

Mitigation Measure BIO-5

The project construction activities will include the creation of rain gardens and the establishment of new wetland swales to pre-treat and infiltrate storm waters from the project development. These pre-treated waters will then be allowed to sheet flow into the wetland ditch.

Mitigation Measure BIO-6:

All work involving and/or associated with soil movement and or digging will occur during the dry season between April and October as required by the City's Certified Local Coastal Program. Implement best management practices including silt fencing and straw wattles to control erosion and sediment transport that may flow into surrounding natural habitats particularly along the south west portion of the project site close to the wetland ditch.

d) ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

- The site has no native or resident migratory fish.
- Various amphibian species may utilize the wetland ditch as a nursery; however the project would not impede the use of the wetland ditch by these species.
- The site does not provide wildlife corridor features for upland native resident or migratory wildlife, as the site is largely developed industrial lands. Deer and Canada geese are often seen traversing the site, and development may limit their use of the site, however these movements are not migratory. The project site does not function as a corridor any more or less than the remainder of the Mill Site.

The Noyo Center Project will result in a net gain of upland habitat as approximately eight acres of the site will be restored from barren industrial log decks to restored coastal prairie, which will provide bird nesting sites. The Noyo Center project will therefore have **no impact** on migratory fish, wildlife corridors or wildlife nursery sites.

e) ***Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

The City of Fort Bragg Coastal General Plan includes policies and regulations that limit development with or in a buffer area around any Environmentally Sensitive Habitat Area (ESHA). The Fort Bragg LCP defines an ESHA as follows:

- Any habitat area that is rare or especially valuable because of their special nature or role in an ecosystem and is easily degraded or disturbed by human activities or developments.
- Any habitat area of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- Any habitat area of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Any habitat area of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2

(rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.

The 404 Jurisdictional Wetland on the site qualifies as both a Coastal Commission Wetland and an ESHA according to a full botanical survey and Coastal Act wetland delineation that was prepared by WRA in 2010. The report found no additional ESHAs or Coastal Act wetlands located on the site.

Section 17.52.010 of the Coastal Land Use and Development Code (CLUDC) provides standards for the protection of riparian resources within the City, including provisions for adequate buffer areas between wetlands and adjacent development, to retain the watercourses as valuable natural, scenic, and recreational amenities as appropriate.

According to the Coastal General Plan, new development shall provide a minimum buffer area of 100 feet from the wetland unless the Department of Fish and Game allows a reduced buffer. In no event can the buffer be less than 30 feet in width. The proposed Noyo Center Discovery Center is located 50 feet from the wetland ditch on the site in order to establish a 50 foot wetland buffer as requested through initial consultations with the Department of Fish and Game. The proposed project also includes an 8' wide foot bridge over the wetland which is a permitted use within a riparian/wetland buffer in the CLUDC.

Per Section 17.58.010 of the CLUDC, a project proposed on a site with wetland resources shall comply with all applicable requirements of the U.S. Army Corps of Engineers, including but not limited to the preparation and filing with the Corps of any required Wetlands Management Plan. In the Coastal Zone, delineation of wetlands must comply with the Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and other Wet Environmentally Sensitive Habitat Areas," as updated. The delineation of wetland resources in compliance with Federal requirements shall occur prior to the filing of a land use, building, or grading permit application with the City. The wetlands delineation shall be used by the City in the environmental review of the proposed project in compliance with CEQA. The review authority shall require "no net loss" for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall occur to ensure that appropriate mitigation measures are adequately addressed.

The proposed project will not impact the existing wetland on the site and will result in "no net loss" and no change to the current wetland configuration through avoidance of the wetland. However, the City's regulations also require mitigation for shading of a wetland (section 17.58.040).

Per Section 17.58.040 of the CLUDC, the City may require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in order of desirability:

- A. Avoidance;
- B. Where avoidance is not feasible or desirable for resource protection, minimization of impacts on the resource shall be required;
- C. Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas;

- D. Any permitted development, grading, fill, excavation, or **shading** within a wetland shall provide for the mitigation of wetland loss at a replacement ratio of from 1:1 to 4:1, as determined by the review authority based on the value of the wetland established by the Initial Study, Environmental Impact Report, and/or the Wetland Management Plan prepared for the project, and shall ensure that there is no net loss of wetland functions and values; or
- E. Off-site mitigation of impacted wetlands may be considered where on-site mitigation is not possible. Off-site mitigation should be within the City, as close to the project site as possible, and provide for continuous wildlife corridors connecting habitat areas.

The proposed project will result in approximately 80 square feet of the wetland being shaded by the pedestrian bridge crossing. A Use Permit approval is required by the CLUDC for any project requiring wetland mitigation. The Use Permit application must include a wetland delineation and a Wetlands Management Plan prepared by a qualified wetlands expert. The Wetlands Management Plan shall comply with the standards and design criteria as established in Section 17.58.070, Development Standards and Design Criteria. If a Use Permit is approved it will include all required conditions for appropriate wetland mitigation due to the shading of the wetland by the bridge.

Adherence to City of Fort Bragg regulations regarding the protection of watercourse and riparian resources per Title 17 is required. According to the project description, the project applicant would adhere to all local ordinances regarding wetland protection. Therefore, there is **no impact** related to local policies and ordinances protecting biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no habitat conservation plans, Natural Community Conservation Plans, or similar plans that apply to this project. Therefore, there is **no impact**.

5.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) Disturb any human remains, including those interred outside of formal cemeteries?

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The site is a heavily disturbed, graded and rocked, industrial log storage area. The site does not have any built resources eligible for the National Register of Historic Places (NR). The site does not have any known archaeological sites. The Site Specific Treatment Plan for Cultural Resources (TRW, 2005) indicates that the proposed project site has a low probability for both historic and pre-historic cultural resources. The Historic Property Survey Report and Finding of Effect for the Fort Bragg Coastal Trail Project in the City of Fort Bragg (Thad Van Bueren, 2010) found no evidence in the record of on site historic or pre-historic resources on the project site.

Adherence to the following mitigation measure would ensure that impacts to historical resources within the project area remain at a level that is considered **less than significant with mitigation incorporated**.

Mitigation Measure CULTURAL-1:

In the event of an accidental discovery or recognition of historic, prehistoric, or archaeological deposits within an area subject to development activity, there shall be no further excavation or disturbance within 50 feet of the site and a professional archaeologist shall be consulted immediately. The archaeologist shall evaluate the find and submit a report to the City of Fort Bragg Community Development Director discussing the find and providing recommendations on the disposition of the resource. The City of Fort Bragg will consider the recommendations based on feasibility and the requirements of the City's certified Local Coastal Program with regard to cultural resources.

Timing/Implementation: To be implemented upon commencement of grading and construction activities.

Enforcement/Monitoring: City of Fort Bragg Public Works Department

Implementation of **Mitigation Measure CULTURAL-1** would ensure that any historic or prehistoric resources uncovered in the course of project development would be evaluated and protected in a manner that would reduce or eliminate potential threats to the integrity of the resource.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No known anecdotal records of paleontological resources exist. Should paleontological resources, or mineralized remains of animals or plants or other artifacts such as footprints, be uncovered in the course of project development and construction, all activities would be required to cease and a professional paleontologist shall be consulted if mineralized remains of animals or plants or other artifacts such as footprints are discovered. The uncovered site shall be examined by a qualified archaeologist or a qualified paleontologist for appropriate protection and preservation. Adherence to

Mitigation Measure CULTURAL-1, above, would ensure that impacts to unique paleontological resources and geologic features remain at a level that is considered **less than significant with mitigation incorporated**.

d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

According to the *Historic Property Survey Report* there is only one known burial site within the project APE, and it is known as the Sailors Cemetery and is located 2,700 feet to the south of the project site. However, the findings of an inventory-level surface reconnaissance may not reveal remains prior to site development. Should human remains be unearthed during the course of project development and construction, the provisions of California Health and Safety Code shall apply. If human remains are discovered, the Mendocino County Coroner must be contacted in order to determine if an investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. Adherence to the California Public Resources Code, Section 5097.98, would ensure that impacts to human remains remain at a level that is considered **less than significant**.

5.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?***
- ii) Strong seismic ground shaking?***
- iii) Seismic-related ground failure, including liquefaction?***
- iv) Landslides?***

The City of Fort Bragg is located along the central Mendocino Coast, an area that is known for its seismic activity, although only one earthquake of more than 5.0 on the Richter scale has hit Fort Bragg since 1850. According to the Engineering Geologic Reconnaissance Report (Brunsing Associates, 2004) no active faults were observed at the site or in any published references for the site. There are four active or potentially active faults that are located within a 60 mile radius of the City. These include: the San Andreas Fault approximately six miles offshore of Fort Bragg and the most likely source

of earthshaking; the Maacama Fault zone approximately 21 miles to the east of the City which has the potential to generate strong shaking in the City; the Mendocino Fault zone approximately 60 miles to the northwest which is an extremely active structure; and the newly discovered Pacific Star Fault which is located between the towns of Fort Bragg and Westport and is currently under study.

As the City of Fort Bragg is in an area known for seismic activity, it could be subject to strong seismic ground shaking. The construction of the Noyo Center facilities will be subject to Uniform Building Code and all other applicable regulations. Buildings constructed to the UBC are expected to survive the predicted levels of ground shaking as determined by the probabilistic ground shaking maps prepared by the U.S. Geological Survey, without catastrophic failure. Therefore, this impact is considered **less than significant**.

Physical and geologic conditions, including slope, soil type, and geologic strata, create the potential for landslides and are compounded by earthquakes or strong ground shaking. There are five major factors that contribute to landslides: slope of hillsides, soil characteristics, degree of saturation, human and seismic activity. In 1983, the California Division of Mines and Geology mapped the City of Fort Bragg and the City's Sphere of Influence for landslide potential. Based on the Geologic Hazards map in the General Plan EIR, the proposed project site is not located in an area of landslide potential. Therefore, this impact is considered **less than significant**.

b) Result in substantial soil erosion or the loss of topsoil?

The proposed project will reduce erosion and loss of topsoil through the restoration of a denuded former log deck to coastal prairie, and the implementation of stormwater treatment bio-swales and other low impact development techniques. Therefore the project will have **no impact** on soil erosion.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The site bedrock consists of sedimentary and igneous rocks of the tertiary-cretaceous Franciscan Complex coastal belt. Locally this rock consists of dark gray to brown sandstone, shale and volcanic rocks that are generally little to closely fractured, moderate hard to hard, and little weathered. The bedrock is partially covered by as much as ten feet of Pleistocene terrace deposits and man placed fills. The bedrock terrace deposit is generally flat lying. The terrace deposits consist of silty fine sand, sandy silt with clean sand and minor sandy clayey silt. The upper 2 to 4 feet of the terrace deposits generally consist of dark colored sandy silt-silty sand topsoil. The site is covered with a deposit of gravelly fill. The project is located on a stable soil and geologic location. No on or off site landslide, lateral spreading, subsidence, liquefaction or collapse will occur due to the project.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Soils throughout the City are rated as moderately expansive and are not regarded as a critical constraint on development unless on-site soils tests show a significant proportion of expansive materials. The City's Public Works Director may require a soils report for any proposed development. Implementation of this requirement for any future

development as well as compliance with the Universal Building Code would mitigate potential impacts to a level that is considered **less than significant**.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The project is located adjacent to the City's Waste Water Treatment Facility, and the facility will not use septic tanks so this issue is not applicable to the project.

5.7 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Greenhouse Gas Emissions will be generated during both the construction and operation of the Noyo Center.

- **Construction.** City staff utilized Urbemis v 9.2.4 software to estimate anticipated GHG emissions produced by the construction of the Noyo Center. Based on the project description of a 10,000 SF college campus facility, the Urbemis software estimates that the project construction will produce 2,349 lbs of CO2 per day for the 14 month construction project. This amounts to 986 thousand lbs of CO2 over the construction project. This amount is **less than significant**.
- **Operations.** The Mendocino County Air Quality Management District has adopted the Green House Gas (GHG) CEQA thresholds and criteria of the Bay Area Air Quality Management District. The proposed project of 11,300 square feet and a 50 student/10 researcher/60,000 visitors per year is below the operational GHG screening size for comparable projects, which include:
 - Junior College 28,000 square feet
 - Library 15,000 Square Feet
 - University 320 students¹

Therefore the project will have a **less than significant** impact on Green House Gas emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

¹ Page 3-2, Bay Area Air Quality Management District CEQA Guidelines, June 2010

The proposed project will strive to achieve a USGBC LEED Silver certification which emphasizes energy efficiency and passive energy harvesting. The City of Fort Bragg is currently developing a Climate Action Plan. This plan has not been adopted by the City of Fort Bragg, and so the project will have **no impact** on conflicts with GHG reduction plans. In addition, the proposed project will have a less than significant impact on GHG emissions for the Mendocino County AQMD as discussed in the answer to a) above.

5.8 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Operations at the marine research labs could increase use of hazardous materials, which could create hazards to the public or the environment under routine and/or non-routine conditions. This represents a potentially significant impact unless mitigated.

Mitigation Measure HAZ-1

- The operator of the Noyo Center Marine Lab shall submit a copy of applicable regulatory environmental documents prior to commencing all activities requiring such permits. Applicable documents may include a Hazardous Materials Business Plan, an EPA Hazardous Waste Generator ID Number, a Wastewater Discharge Permit, and air permits regulating fume hood exhaust or emissions from other equipment. Copies of revisions or updates to regulatory documents shall be submitted to the City of Fort Bragg and the County Environmental Health Department in a timely manner.
- The Noyo Center Marine Lab operator shall submit certification of compliance with NIH bio-safety principles to the County Environmental Health Department prior to commencing all activities requiring such permits. The Noyo Center Marine Lab operator shall submit copies of completed medical waste management plans, bio-safety management plans, inventories of infectious or genetically modified agents, applicable permits and updates.
- The Noyo Center Marine Lab operator shall submit certification to the Mendocino County Department of Environmental Health to verify that applicable requirements for handling and disposal of hazardous wastes have been met prior to commencing all activities requiring such permits, including copies of management plans for handling and disposal of hazardous wastes, and written verification of contracts with a licensed waste disposal firm.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The Governor's Office of Emergency Services has promulgated regulations in Title 19, Division 2, Chapter 4.5 of the (CCR) in order to implement the California Accidental Release Prevention Program (CalARPP). The CalARPP unifies State and Federal regulations designed to prevent the accidental releases of regulated substances. The CalARPP requires that stationary sources with more than a threshold quantity of a regulated substance shall be evaluated to determine the potential for and impacts of accidental releases. The list of regulated substances is contained in the CCR, Title 19, Division 2, Chapter 4.5, Section 2770.5. Under conditions specified by the CCR, Title 19, Division 2, Chapter 4.5, the owner or operator of a stationary source may be required to develop and submit a Risk Management Plan (RMP). As part of the Uniform Program, the Certified Uniform Program Agency, or Mendocino County Environmental Health Division in this case, is the administering agency for the CalARPP process. Some of the primary components of the CalARPP are as follows:

- Risk Management Plan (components and submission requirements are identified in CCR, Article 3 of Chapter 4.5)
- Hazard Assessment
- Prevention Program
- Emergency Response Program
- List of Regulated Substances

The CalARPP generally applies to the use, storage, and handling of larger quantities of hazardous materials, or acutely hazardous materials (as low as one pound), which triggers a greater level of analysis, disclosure, planning, and review.

The Noyo Center will include Marine Research Labs, and researchers within those labs may use hazardous materials for their research. It is unclear at this time exactly what research will take place at the marine labs or what hazardous materials might be used

for the research and at what quantities. Therefore, if the cumulative research activities undertaken at the Noyo Center use hazardous materials that exceed the thresholds for regulated substances contained in the California Code of Regulations (CCR), Title 19, Division 2, Chapter 4.5, Section 2770.5, the project will have a **potentially significant impact**.

Mitigation Measure Haz-2: Hazardous Spill Prevention & Response for Operations

If hazardous material quantities are proposed to be increased above applicable threshold quantities as defined in California Code of Regulations, Title 19, Division 2, Chapter 4.5, the Noyo Center Marine Lab operator shall implement a Risk Management Plan/California Accidental Release Prevention Plan (RMP/Cal-ARP), which discusses the handling and storage of acutely hazardous materials on site. The RMP/Cal-ARP shall be approved by and filed with the Mendocino County Environmental Health Department prior to commencing proposed operations.

During construction, hazardous materials such as gasoline, diesel fuel, and hydraulic and transmission fluids could create hazards to the public or the environment. Adherence to the following mitigation measures will reduce any hazards for the public or the environment through the routine transport, use, or disposal of hazardous materials to a level that is considered **less than significant with mitigation incorporated**.

Mitigation Measure Haz-3: Spill Prevention and Response for Construction

- All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from the premises.
- Equipment will be cleaned and repaired (other than emergency repairs) outside the project boundaries and within a contained area appropriate for equipment repair. All contaminated water, soil, sludge, spill residue, or other hazardous compounds will be disposed of outside site boundaries at a lawfully permitted or authorized site.
- A spill response plan shall be devised based on best management practices for use in the event of an accident or upset that causes the release of a hazardous substance as might be used on site for surface preparation (i.e. paint), heavy equipment or vehicles during the project such as paint, gasoline, diesel fuel, hydraulic fluid or motor oil.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed site is 5,400 feet (one mile) from the nearest school at 310 S Lincoln Ave.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The site is part of a larger hazardous materials site which is currently under a clean up order from the Department of Toxic Substances Control (DTSC). The site contamination has been characterized, and a "no further action" letter is being prepared for the site, which indicates that the site is clean and no further remediation activities are required. According to DTSC the site does not require remediation and the site has no significant hazardous materials that would pose a hazard to the public or the environment the project would therefore have **no significant impact** to the public or the environment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is not so located, and the project will have **no impact**.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is located adjacent to a non-operational private airstrip. The airstrip will be decommissioned (fenced) prior to the development of the Noyo Center, therefore the project will have **no impact**.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City of Fort Bragg has an adopted Emergency Operations Plan that identifies the City's emergency planning, organization, policies, procedures, and responses to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. Program SF-3.2.1 of the City's Coastal General Plan calls for the establishment of an emergency evacuation route system. However, this has not yet been implemented. Therefore, this project would not impair or interfere with an emergency evacuation plan at this time. This is considered **no impact**.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is not located adjacent to wildlands but is rather located in an urbanized area with relatively low fire risks. In partnership with the Fort Bragg Fire Protection Authority, the City of Fort Bragg has established policies, programs, and practices that help to minimize fire risk on developed and undeveloped lands. The development and maintenance of the Fort Bragg Fire Protection Authority has resulted in an ISO rating of 5, indicating a relatively fire-safe community. The implementation of the project will not create new development that will expose persons to wildland fire risks, nor will the project create potential wildland fire hazards, the project as proposed is considered to have **no impact** to wildland fire risks.

5.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements?

The project has been designed as a model for best practices in stormwater management by incorporating site design and source control strategies that include: vegetated roofs, bioswales, pervious surface walkways and parking areas, and native plant landscaping. The project will be required to conform to all water quality standards and waste discharge requirements after going through the Coastal Development Permit, Grading Plan and SWPPP process.

The proposed project will be required to obtain a Coastal Development Permit (CDP). In order to obtain a CDP the project will have to conform to all regulations of the City of Fort Bragg's Coastal Land Use and Development Code Chapter 17.64 Stormwater Runoff Pollution Control. This chapter includes regulations that: ensure stormwater runoff quality; prohibit discharges; set site development and maintenance standards; requirements for stormwater runoff mitigation plans; additional regulations for developments of special water quality concern which include submittal of a water quality management plan, selection of structural treatment control BMPs, development of an 85th percentile design standard for treatment control BMPs; and post construction best management practices. Required compliance with the City regulatory requirements through the Coastal Development Permit process will result in the project having a **less than significant** impact on water quality.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The proposed project will result in substantially improved groundwater recharge and stormwater management. The site is currently a highly compacted gravel surface with invasive vegetation and stormwater currently sheet flows to an on-site drainage ditch which flows to the ocean. With limited opportunities for onsite infiltration the dirt and gravel site currently results in sediment-laden stormwater that sheet flows to a time of concentration that maximizes erosive qualities in the ditch. In addition, the lack of permeability results in little ground water recharge. The project will result in improves infiltration, slows the time to concentration and improves hydrology overall due to extensive restoration of six acres of the site, and installation of vegetated roofs and bioswales for infiltration of project stormwater.

The groundwater table is extremely shallow on this site (five to eight feet) and flows directly to the ocean. This groundwater is not tapped for human consumption, and wells are not a permitted activity within the City of Fort Bragg due to the extremely shallow ground water table and the potential for contamination.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The proposed project will improve site hydrology through the restoration of approximately six acres of the site to coastal prairie. Most buildings will have vegetated roofs. Both of these measures will pre-treat stormwater and reduce the time of concentration for stormwater flows. In addition, the project will include a set of bioswales to further treat and infiltrate stormwater from parking areas, paths, and buildings.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site

The project will not alter the course of any stream.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The post-construction runoff will be less than pre-construction rates of run-off due to the extensive site restoration and installation of green roofs on all three buildings. The existing drainage systems are adequate to serve existing sources of run-off, therefore the project will reduce stormwater flows to the drainage system, because run-off rates post construction will be less than those of the existing condition.

f) Otherwise substantially degrade water quality?

The project will improve water quality, by improving infiltration and pre-treatment of stormwater through a series of bioswales.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The proposed project is not located within a 100-year flood hazard area.

J) Inundation by seiche, tsunami, or mudflow.

A tsunami run up study of the Mill Site (PWA, 2010) found that the project site is not susceptible to tsunami run up.

5.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Physically divide an established community?

The project will not physically divide a community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan,

specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project is consistent with the applicable City planning documents (both the existing and proposed Local Coastal Program). As zoning administrator for the City of Fort Bragg, the Community Development Director has determined that the project is consistent with the existing LCP as both an accessory use of a nature preserve, a public facility and office uses. These are permitted uses in the Timber Resources Industrial (TRI) zone.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

There is no habitat conservation plan or natural community conservation plan adopted to this site.

5.11 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project site is located in the City of Fort Bragg, and there are no mapped or known mineral resources in the City and no known significant mineral resources in the vicinity of the project site. No mining activities currently occur in the area. Therefore, there will **not** be any significant impacts resulting from the development of potentially valuable mineral sources.

5.12 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XII. NOISE: Would the project result in.				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

All development within the City of Fort Bragg must comply with the City's noise ordinance, therefore the project will not be allowed to operate in excess of this standard and there is **no impact**.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The project site currently has relatively little ambient noise other than that generated by the ocean pounding on the cliffs and that produced by operation of the Waste Water Treatment Facility. The project will permanently increase noise levels related to automobile traffic and people talking. However the level of noise will be less **than significant** because traffic speeds on site will be limited to ten miles per hour.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

A temporary increase in noise levels associated with project construction would occur during project development. This increase would cease once construction was

completed. The construction phase of the project has the potential to cause substantial temporary increases in ambient noise levels in the project vicinity above those levels existing without the construction of the project. If completed the adjacent coastal trail land use will be sensitive to construction noise. Incorporation of the prescribed mitigation measures would reduce any potential noise impacts on adjacent residences to a level that is considered **less than significant with incorporation of proposed mitigation**.

Mitigation Measure Noise-1:

Construction activities will be limited to 7:00am to 7:00pm, Monday - Friday.

e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project would not be located in an airport land use plan area or within two miles of a public airport. There are no operational private airstrips within the vicinity of the project area. Therefore, there is **no impact** related to noise from private airstrips.

5.13 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

The project site is located in a vacant and abandoned industrial site. The project does not include the development of residential housing. The project includes the development of 11,300 SF nature education and marine research facilities, which has the potential to increase the desirability of the Mill Site for re-use as it will provide an attractive development that brings many people to the site. The project site is located in an approximately 425-acre, urban in-fill, redevelopment site in a rural community that experiences a very low annual growth rate (less than 1%). The anticipated timeframe for the redevelopment of the entire 425-acre site is 35 years. The proposed project would consist of less than 1.4% of the total development of commercial space (795,500 SF) that would be allowed through a Specific Plan that is currently being prepared for the site. The project will have a **Less Than Significant Impact** on growth in the area.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project site is currently vacant. Therefore, there is **no impact** related to existing housing.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The project site is currently vacant. Therefore, there is **no impact** related to the displacement of an existing population.

5.14 PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Fire Protection?

The project consists of 11,300 SF of commercial structures. The project will include fire sprinklers (as required by the 2011 building code) and green roofs, both of which will significantly reduce the risk of fire to this structure. The project will not result in the need for new fire fighting facilities nor will it result in reduced service ratios, response times or other performance ratios. This impact is considered to have **no impact** to fire protection.

b) Police Protection?

The site is physically remote from the remainder of the town, and access will be provided via the Fort Bragg Coastal Trail or a gravel dirt road that winds its way through the Mill Site. In the short term the site is currently patrolled by a private security force, and this protection will continue through construction of the project. Upon project completion, the Noyo Center will need to be patrolled by the City Police force as will the adjacent

Coastal Trail and Waste Water Treatment Facility, as all will be open to public access. Through interviews with the Police Chief, the City has determined that the project will not result in the need for new public safety facilities nor will it result in reduced service ratios, response times or other performance ratios. This impact is considered to have **no impact** to police protection.

c) Schools?

The project would not require the addition of school facilities as the project does not include the production of residential units. Therefore, the proposed project would have **no impact** on school facilities.

d) Parks?

The project will not result in the need for new park facilities and it will improve service ratios as the grounds of the Noyo Center will function in part as an extension of the Fort Bragg Coastal Trail and Parkland. Therefore, there is a **less than significant impact** on parks.

e) Other Public Facilities?

No impacts to service levels of other public facilities are foreseen with the development of this project.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XV. RECREATION:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project will be located adjacent to the recently acquired 92-acre Fort Bragg Coastal Trail & Parkland parcel. The presence of the Noyo Center, immediately adjacent to the Coastal Trail, will result in additional visitation of the park setting. The Noyo Center Project includes extensive connecting trails and interpretive panels between the Coastal Trail and the open space of the Noyo Center, which provide for a seamless experience between the two sites. The Noyo Center facility will be designed so that: 1) researchers and administrative staff can watch the park and assist with resource protection and public safety issues on the park; 2) the Noyo Center staff provide weekly docent led tours of the sensitive habitat areas of the Coastal Trail property, which will otherwise be closed to the public; and 3) the Noyo Center will provide extensive public education about appropriate resource protection of the coastal prairie and inter-tidal environments.

As designed, the Noyo Center project mitigates potential impacts of the facility on park resources to **less than significant**.

b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The project does not include the construction or expansion of recreational facilities.

5.16 TRANSPORTATION/TRAFFIC

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Access to the proposed site area would be from Cypress Street, which is a four way signalized intersection with left hand turn pockets going onto and leaving from the site. This signal was designed for a fully operational lumber mill and is now significantly underutilized. Traffic models have been prepared for the redevelopment of the entire Mill Site and these traffic models have found that the project will have **no significant impact** on the Level of Service (LOS) at the Cypress Street/Highway 1 intersection. The LOS of this intersection will remain at its current Los A even upon development of the entire Mill Site which includes the Noyo Center project. In addition the project will be accessible from the proposed coastal trail's multi-use bicycle/pedestrian path and so it will conform with Coastal General Plan policies that encourage alternative modes of access to new projects.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed project is not located in the vicinity of an airport. The project would have **no impact** on air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project includes no hazardous design features.

e) Result in inadequate emergency access?

The project will be accessible to emergency vehicles and include sufficient access for fire engines as required by the Coastal Development permit process.

f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed project conforms with and implements the City's policies and programs regarding bicycle and pedestrian facilities by incorporating both into the facility design and effectively connecting to both bicycle and pedestrian facilities of the Coastal Trail.

5.17 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS Would the project.				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Fort Bragg's wastewater collection, treatment, and disposal facilities are owned, operated, and maintained by the Fort Bragg Municipal Improvement District No.1. Any proposed development would be required to connect to the Fort Bragg Municipal Improvement District No.1 wastewater system. Therefore, the project would not violate any water quality standards or waste discharge requirements.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project would not require a significant increase in the provision of water and wastewater services.

The City's WWTF currently has a capacity of 2.3 MGD (million gallons per day) and currently operates at 1.3 MGD dry weather flow, which is well below its capacity. The increase in sewer flows due to the project will be relatively small and will include an estimated 2,159 GPD (gallons per day) from the Noyo Discovery Center, 350 GPD from the Marine Research Center, and 180 GPD from the administrative offices. Clearly the WWTF has sufficient excess capacity of 1 MGD to treat the additional 2689 GPD.

According to the Municipal Service Report (2008), the City of Fort Bragg delivered 245 million gallons of treated water per year to its 7,400 residents and 480 businesses or an average demand of 813,000 gallons per day in 2007. The City is capable of serving the water needs of its customers except for in a severe and prolonged drought when pumping restrictions on the Noyo River and limited water storage have the potential to result in demand exceeding supply. The times of highest water use are in the summer months when demand can reach 1.2 million gallons per day due to increased summer visitors to the City. The City has undertaken a number of measures to improve the water delivery system and promote water conservation since 2008 including: increasing water rates, installing new electronic water meters, reducing leaks from the system, implementing a water waste ordinance, implementing seasonal mandatory conservation measures (if

needed) and other improvements which have reduced water demand in the City from 950 acre feet in 2007 to 940 acre feet in 2009.

The Noyo Center Discovery Center will utilize an estimated 526 GPD of water, while the research labs and office space utilize 673 GPD and 396 GPD respectively, for a total water usage of 1,595 GPD.² This translates into 582,185 gallons or 1.8 acre feet of water per year.

Water use could be reduced to about 1,000 GPD if the project hooks up to the purple pipe (recycled water) system of the Waste Water Treatment facility for all non-potable water needs as planned. This would result in about 365,000 gallons or a little over one acre foot of water use per year. An increase in water use of one acre foot per year will not necessitate expansion of the water system as the City has been able to save four times this amount of water through simple conservation measures. Therefore, no new or expanded water or wastewater facilities would be required.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site has an existing storm water drainage system which will serve the proposed project. This storm drain will not need to be expanded as the project will reduce impervious surfaces on the site, includes green roofs, and bioswales for pre-treatment of storm flows and thereby the project will reduce the rate of stormwater flowing into the storm drain system.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

According to the Municipal Service Review (2008), the City of Fort Bragg delivered 245 million gallons of treated water per year to its 7,400 residents and 480 businesses or an average demand of 813,000 gallons per day in 2007 or 950 acre feet per year.

The Noyo Center Discovery Center will utilize an estimated 526 GPD of water, while the research labs and office space utilize 673 GPD and 396 GPD respectively, for a total water usage of 1,595 GPD.³ This translates into 582,185 gallons or 1.8 acre feet of water per year.

The City has sufficient water rights to meet the needs of this project, as the City has water rights for the diversion of 2,275 AFA:

- 300 acre-feet per annum (AFA) from Newman Gulch
- 475 AFA from Waterfall Gulch
- 1,500 AFA from Noyo River

² Total water usage will be less than total sewage because sea water from the facility will be processed by the waste water treatment facility. Water usage for the discovery center was calculated based on 60,000 visitors per year using 2.4 gallons per visit for 192,000 gallons per year.

³ Total water usage will be less than total sewage because sea water from the facility will be processed by the WWTF. Water usage for the Discovery Center was calculated based on 60,000 visitors per year using 2.4 gallons per visit for 192,000 gallons per year.

The City may not be able to serve all the water needs of its customers in a severe drought when pumping restrictions on the Noyo River and limited water storage have the potential to result in demand exceeding supply. The times of highest water use are in the summer months when demand can reach 1.2 million gallons per day due to increased summer visitors to the City. The Noyo Center project will likely have the greatest number of visitors during summer months when visitors are in Fort Bragg. However, the Noyo Center will not result in a net increase of water use during this time, as visitors who use the Noyo Center's restrooms would likely use other restrooms within the City if they were not at the Noyo Center. However, in order to reduce the impact of the Noyo Center on the City's water supply system to less than significant the following mitigation measure is required.

Mitigation Measure Utilities-1

The Noyo Center shall connect to the purple pipe (recycled water) system of the sewer treatment facility for all non-potable water needs as planned. This would reduce water use to about 1,000 GPD, or 365,000 gallons (one acre foot) of water use per year.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The Fort Bragg Municipal Improvement District No. 1 is responsible for the City's wastewater treatment and infrastructure. Based on the Municipal Services Review, the City has more than adequate the capacity to serve the proposed Noyo Center project.

The City's Waste Water Treatment Facility (WWTF) currently has a capacity of 2.3 MGD (million gallons per day) and currently operates at 1.3 MGD, which is well below its capacity. The increase in sewer flows due to the project will be relatively small and will include an estimated 2,159 GPD (gallons per day) from the Noyo Discovery Center, 350 GPD from the Marine Research Center, and 180 GPD from the administrative offices. Clearly the WWTF has sufficient excess capacity of One MGD to treat the additional 2689 GPD.

The City's Waste Water Treatment Plant operator has expressed concern that the 3,000 gallons of water removed from the sea water system every other day will have a high biochemical oxygen demand (BOD) load on the plant. Therefore the following mitigation measure is required to ensure that the project does not reduce the efficiency of the Waste Water Treatment Plant.

Mitigation Measure Utilities-2

The Noyo Center operator will work with the Superintendent of the Waste Water Treatment Plant to define an approach that meets the needs of the WWTF. The Noyo Center shall either: 1) pay sufficient capacity fees to treat a higher level of BOD load; 2) treat their effluent on site to reduce the overall wastewater strength to acceptable levels; or 3) attenuate the release rate of the sea water to ensure that the WWTF has the ability to effectively handle the BOD load from the Noyo Center.

With mitigation the impact of the Noyo Center on the Waste Water Treatment Facility is considered **less than significant**.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Solid waste pick-up and disposal services in Fort Bragg are currently provided by a private waste disposal company under a franchise agreement with the City of Fort Bragg. The company collects refuse from customers and businesses at least once a week. Municipal solid waste that is not recycled or otherwise diverted from the landfill stream is hauled to the Willits Transfer Station. Solid waste is then transferred from this transfer station to the Potrero Hills Regional Landfill. The Potrero Hills Regional Landfill has the capacity to meet any additional demand from the Fort Bragg area and is currently in the process of expanding the facility that would provide capacity for up to 35 years. Therefore, this impact is considered **less than significant**.

Solid waste collection and disposal within California is subject to the provisions of the California Integrated Waste Management Act. This legislation mandates significant reductions in the solid waste stream going to landfills. The City of Fort Bragg has met all of the target source reduction goals of the California Integrated Waste Management Act. The project would, therefore, have **no impact** on compliance with the requirements of the California Integrated Waste Management Act.

Mitigation: None required

5.18. CUMULATIVE IMPACTS

The Noyo Center project is proposed for a site immediately adjacent to and east of the recently acquired Fort Bragg Coastal Trail & Parkland property, a 92-acre park and passive recreation facility along the Fort Bragg coast. The Coastal Trail project will include a three-mile multiuse trail and about one mile of walking trails as well as two parking areas complete with restrooms and welcome kiosks. The projects will likely act synergistically with each other as the presence of each, in near proximity to the other, will likely increase the visitor use at each facility. The potential increase in visitorship to each facility may have impacts on the following: traffic & transportation and botanical resources.

Traffic & Transportation. The proximity of both facilities will likely result in a longer period of stay overall in the area, and fewer vehicle trips in Fort Bragg, as people will visit two recreational facilities with one trip. The proposed project would therefore not necessarily generate “new” trips, but would instead divert trips which would have otherwise gone to other recreational facilities in and around the City of Fort Bragg. The cumulative impacts analysis focuses on the two affected intersections to which trips may be diverted.

Highway 1/Noyo Point Road Intersection. This intersection would be used to access the South Parkland and trail. There are currently potential delays at this intersection for eastbound drivers making left turns from eastbound Noyo Point Road onto northbound Highway 1, although per the baseline conditions report, when the center “refugee” lane is utilized, the intersection operates at LOS B. A total of only 20 trips which utilize Noyo Point Road are made during the peak hour (7 westbound from Highway 1, and 13 eastbound onto Highway 1). Total volume at the intersection during PM peak periods is currently 2,352, although fewer than 200 of them involving turns onto or from Highway 1. For purposes of this analysis, it is assumed that peak hour use rates would be approximately 25 visits (50 one way trips) per hour. It is assumed that 50% of these trips would be made from drivers headed northbound Highway 1, and 50% from those

headed southbound. The proposed project would potentially increase the volume on Noyo Point Road west of Highway 1 from 20 to 70 during the PM peak period. A portion of these trips would need to make the potentially challenging left turn from Noyo Point Road onto northbound Highway 1. Based on the current operation of the intersection, and lack of a traffic signal, some delays may occur due to the proposed project. However these delays would be short-term and only occur during the peak summer tourist period – similar to the delays already experienced at some of the downtown intersections. The current configuration of Highway 1 includes a long centerlane, which would allow for queuing of multiple cars; therefore, in the event that delays occur at the Highway 1/Noyo Point Road intersection, cars in the queue would not affect through lanes. The proposed parking area design also allows for queuing of motorists leaving the site and accessing Highway 1. Based on this, the proposed project would have **no significant impact** to the operation of the Highway 1/Noyo Point Road intersection, although during peak summer use of the South Parkland, it is possible that the LOS would drop below existing levels.

Cypress Street/Highway 1 Intersection. Access to the proposed Noyo Center site would be from Cypress Street, which is a four way signalized intersection with a left hand turn pockets going onto and leaving from the site. This signal was designed for a fully operational lumber mill and is now significantly underutilized. Traffic models have been prepared for the redevelopment of the entire Mill Site and these traffic models have found that the project will have **no significant impact** on the Level of Service (LOS) at the Cypress Street/Highway 1 intersection. In addition the project is accessible from the coastal trail’s multi-use bicycle/pedestrian path and so it will conform with Coastal General Plan policies that encourage alternative modes of access to new projects.

Botanical & Biological Resources. The presence of the Noyo Center adjacent to the Coastal Trail will likely increase foot traffic on the coastal trail and could therefore increase impacts to botanical and biological resources on the coastal trail property. However the design for and EIR of the coastal trail property has considered this issue in detail and will provide for the appropriate and relevant mitigation measures if any are required. Since the primary purpose of the Noyo Center is education and research about resource protection and restoration, the Noyo center will itself be instrumental in the stewardship and restoration of the heavily impacted coastal trail site. In addition a portion of the Coastal Trail property will be set aside for research and access will be provided by docent led tours from the Noyo Center. In this way the operations of the Noyo Center will result in a net improvement to the botanical and biological resources of the site, and so the projects will have a less than significant cumulative impact.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

6.0 Report Preparation and References

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This report was prepared with the following background documents.

Biology

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- Michael Josselyn, WRA, "Avian Habitat Utilization and Impact Assessment" (2006)

- Michael Josselyn, WRA Biological Assessment for the Georgia Pacific Fort Bragg Sawmill (11/2005)
- Michael Josselyn, WRA, "Assessment of Environmentally Sensitive Habitat Areas (ESHAs) Former G-P Fort Bragg Sawmill" (2005)
- WRA; "California Coastal Commission (CCC) Wetlands Report" (2007)
- WRA; "Delineation of Potential Section 404 Jurisdictional Wetlands and Waters"; (9/2009)

Cultural Resources

- Greig Parker, RPA and Christopher Drover, Ph.D., TRC Companies, Inc. Archaeological Survey of the Georgia Pacific Lumber Mill (3/2003)
- Cultural Resources TRC Phase II Determination of Significance Standing Structures, GP Mill Site (6/25/1905)

Environmental Conditions

- Arcadis, Annual Groundwater Monitoring Report (2009)
- Arcadis, Current Conditions Report Georgia-Pacific Wood Products Manufacturing Facility 12/11/2006
- Arcadis, Revised Site Investigation Work Plan Operable Unit D, 7/22/2009

Geotechnic

- BACE Geotechnical, "Engineering Geologic Reconnaissance Report: Planned Blufftop Access Trail" 9/29/2004

Climate Change

- Salazar Climate Consulting, City of Fort Bragg Green House Gas Inventory, 8/1/2008
- Marie Jones, City of Fort Bragg, City of Fort Bragg Climate Action Plan, Forthcoming 2010

Noyo Center Planning & Design

- Paul Siri, Detailed Project Program Noyo Center for Science and Education, 4/23/2007
- Susan Allen Lohr, Lohr Associates, Inc., Strategic Plan for the Noyo Center, 2/2006
- Bauer and Wiley, Noyo Center Schematic Design, August 2010
- Harris Design, Rau Engineering, Circuit Riders, City of Fort Bragg; Coastal Trail Design, Engineering and Restoration Plan (30%), 11/1/2009

Municipal Services

- City of Fort Bragg, LSA Associates, Inc., etc., City of Fort Bragg Municipal Service Review, 2008
- GP, Detailed Drainage and Site Map (date unknown)
- John Carollo Engineers, City of Fort Bragg Water System Study and Master Plan, 2/1986
- Nute Engineering Wastewater Collection System Management, Operation and Maintenance Program, 9/1/2006
- Carollo Engineers Water Reclamation Feasibility Study 8/2008

Policy Documents

- City of Fort Bragg, Coastal Land Use and Development Code, 7/2008
- Fort Bragg Coastal General Plan, 7/1/2008
- Chris Charterret, City of Fort Bragg Bicycle Master Plan, 10/2009

- State of California, California Public Resources Code Excerpts Section 31200-31215 (Coastal Conservancy & Restoration Plans)
- ACEC, CEQA Guidelines, 2010

EXHIBIT "C"

**Mitigation Monitoring & Reporting Program
Noyo Center, Fort Bragg**

Mitigation Measure	Description of Mitigation Measure & Procedures	Timing	Responsibility
Air-1	<p>The project contractor, on behalf of the project applicant, shall prepare a dust control plan for construction activities at the project site pursuant to the requirements of the MCAQMD. The project contractor shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of construction and maintenance activities at the project site. The dust control plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> Water shall be applied by means of truck(s), hoses, and/or sprinklers as needed prior to any land clearing or earth movement to minimize dust emissions. All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving the property boundaries or causing a public nuisance of an ambient air standard. Watering should occur at least twice daily, however frequency of watering shall be based on the type of operation, soil, and wind exposure. All on-site vehicle traffic shall be limited to a speed of 15 miles per hour on unpaved roads. All trucks hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard. All land clearing, grading, earth moving, and/or excavation activities shall be suspended as necessary, based on site conditions, to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour. Excavation and grading activities shall be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph, or dust from construction might obscure driver visibility on public roads. All inactive portions of the construction site, including soil stockpiles, shall be covered, seeded, or watered until a suitable cover is established. Alternatively, apply County approved nontoxic soil stabilizers (according to manufacturers' specifications) to all inactive construction areas (previously graded areas that remain inactive for four consecutive days). Acceptable materials will not violate Regional Water Quality Control Board (RWQCB) or California Air Resources Board (CARB) standards. Paved areas adjacent to construction sites (the abandoned runway) shall be swept or washed at the end of each day, unless site conditions warrant greater frequency, or as required to remove excess accumulations of silt and/or mud, which may have resulted from grading and construction activities at the project site. The project proponent shall re-establish ground cover on all disturbed portions of the project site through seeding and watering in accordance with the City of Fort Bragg Grading Ordinance and Local Coastal Program, which requires the application of native seed. A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24-hours. The telephone number of the MCAQMD shall also be visible to ensure compliance with the Fugitive Dust Emissions requirements. Construction workers shall park in designated parking area(s) to help reduce dust emissions. 	<p>Prior to approval of Grading Permit</p> <p>Prior to site disturbance and throughout the duration of grading and construction activities</p>	<p>City of Fort Bragg Public Works Construction Contractor</p>
Air-2	<p>The project contractor, on behalf of the project applicant, shall prepare a best management practices (BMP) plan for the removal and stockpiling of soil. The project contractor shall be responsible for ensuring that all appropriate best management practices are implemented in a timely manner. The best management practices plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> Seed the disturbed areas with native grass species. Add appropriate straw bales, wattles, erosion control fabric, silt fences or other appropriate means in order to minimize sedimentation and/or the generation of fine particulate matter during periods of wind and rain. 	<p>Prior to approval of Grading Permit</p> <p>Prior to site disturbance and throughout the duration of</p>	<p>City of Fort Bragg Public Works Construction Contractor</p>

AIR-3	<p>The project contractor, on behalf of the project applicant, shall ensure the following</p> <ul style="list-style-type: none"> Contractors shall provide a plan for approval by the MCAQMD demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used grading and construction, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board (CARB) fleet average at time of construction. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available The contractor shall ensure that all mobile and stationary construction equipment is properly maintained <p>The applicant will be required to obtain a grading permit from the Air Quality Management District as the amount of disturbed area exceeds 1 acre.</p> <p>The City of Fort Bragg Waste Water Treatment Facility must establish an Odor Impact Minimization Plan (OIMP) and put procedures in place that establish fence line odor detection thresholds prior to issuance of the certificate of occupancy for the Noyo Center</p> <p>The project contractor, on behalf of the project applicant, shall ensure the following: 1) all disturbed areas of the Noyo Center site will be reseeded with native grass seed to reduce dust creation, 2) the City to work with the Mill Site property owner to establish a re-seeding program for the log deck areas adjacent to the Noyo Center in order to reduce dust particles.</p>	grading and construction activities	City of Fort Bragg Public Works
AIR-4	<p>The project contractor, on behalf of the project applicant, shall ensure the following: 1) all marine research waste materials shall be disposed of in approved waste receptacle bins which will be removed in a timely way to ensure that odors do not accumulate on site; 2) all outdoor marine mammal and marine research facilities will be managed in professional way using best animal husbandry techniques to reduce odors and possible attraction of pests.</p>	Prior to site disturbance	AQMD
AIR-5	<p>The City of Fort Bragg Waste Water Treatment Facility must establish an Odor Impact Minimization Plan (OIMP) and put procedures in place that establish fence line odor detection thresholds prior to issuance of the certificate of occupancy for the Noyo Center</p>	Prior to occupancy	City of Fort Bragg Public Works
AIR-6	<p>The project contractor, on behalf of the project applicant, shall ensure the following: 1) all disturbed areas of the Noyo Center site will be reseeded with native grass seed to reduce dust creation, 2) the City to work with the Mill Site property owner to establish a re-seeding program for the log deck areas adjacent to the Noyo Center in order to reduce dust particles.</p>	During construction and prior to occupancy	City of Fort Bragg Public Works Construction Contractor
AIR-7	<p>The project contractor, on behalf of the project applicant, shall ensure the following: 1) all marine research waste materials shall be disposed of in approved waste receptacle bins which will be removed in a timely way to ensure that odors do not accumulate on site; 2) all outdoor marine mammal and marine research facilities will be managed in professional way using best animal husbandry techniques to reduce odors and possible attraction of pests.</p>	During Occupancy	City of Fort Bragg Community Development Department Sonoma State University or other Project Operator
BIO-1	<p>Breeding bird surveys shall be done prior to commencement of construction activities. Both the adjacent bluff area and the grassland on the site and within 100 feet of the site shall be surveyed to determine the presence of ground nesting and cliff nesting species. This area is of interest because roosting cormorants (<i>Phalacrocorax</i> sp.) were seen during site visits. Guano stains at one of the roosting areas can be seen on the middle of the bluff in the photo above. If an active nest is found and is greater than half completed, a qualified ornithologist, in consultation with the California Department of Fish and Game (CDFG), shall determine the extent of a construction-free buffer zone to be established around the nest. Failure to do so will result in the enforcement of civil penalties by the CDFG. Direct take of active nests, eggs, or birds is prohibited by CDFG.</p> <p>The project applicant shall retain a professional biologist to monitor construction activities. The project biologist shall make regular monitoring visits to the project site to ensure that sensitive biological resources are protected during construction activities.</p>	Prior to site disturbance and throughout the duration of grading and construction activities	City of Fort Bragg Community Development Department California Department of Fish and Game
BIO-2	<p>The project applicant shall retain a professional biologist to monitor construction activities. The project biologist shall make regular monitoring visits to the project site to ensure that sensitive biological resources are protected during construction activities.</p>	Prior to any site disturbance and on going throughout the duration of construction	City of Fort Bragg Community Development Department Construction Contractor
BIO-3	<p>In order to ensure that construction activities will not disturb marine mammals, a biologist will be on site to monitor the behavior of the harbor seals and sea lions when work is initiated. In the advent that marine mammals are disturbed, work shall be stopped</p>	Prior to any site disturbance and on going throughout the duration of construction	City of Fort Bragg Community Development Department and California Department of Fish and Game
BIO-4	<p>The applicant shall contract with a professional biologist to install Environmentally Sensitive Habitat Area (ESHA) fencing to avoid</p>	Prior to any site	City of Fort Bragg Community

	disturbance and protect the wetland ditch. Before construction, the contractor shall work with the project biologist to identify the locations for the ESHA fencing. The fencing shall be installed before construction activities are initiated and shall be maintained throughout the construction period.	disturbance and on going throughout the duration of construction	Development Department
Bio-5	The project Construction activities will include the creation of rain gardens and the establishment of new wetland swales to pre-treat and infiltrate storm waters from the project development. These pre-treated waters will then be allowed to sheet flow into the wetland ditch.	During construction	City of Fort Bragg Community Development Department
Bio-6	All work involving and/or associated with soil movement and/or digging will occur during the dry season between April and October as required by the City's Certified Local Coastal Program. Implement best management practices including silt fencing and straw wattles to control erosion and sediment transport that may flow into surrounding natural habitats particularly along the south west portion of the project site close to the wetland ditch.	Prior to any site disturbance and on going throughout the duration of construction	City of Fort Bragg Community Development Department
CULTURAL-1	In the event of an accidental discovery or recognition of historic, prehistoric, or archaeological deposits within an area subject to development activity, there shall be no further excavation or disturbance within 50 feet of the site and a professional archaeologist shall be consulted immediately. The archaeologist shall evaluate the find and submit a report to the City of Fort Bragg Community Development Director discussing the find and providing recommendations on the disposition of the resource. The City of Fort Bragg will consider the recommendations based on feasibility and the requirements of the City's certified Local Coastal Program with regard to cultural resources.	To be implemented upon commencement of grading and construction activities	City of Fort Bragg Community Development Department
Haz-1	<ul style="list-style-type: none"> The operator of the Noyo Center Marine Lab shall submit a copy of applicable regulatory environmental documents prior to commencing all activities requiring such permits. Applicable documents may include a Hazardous Materials Business Plan, an EPA Hazardous Waste Generator ID Number, a Wastewater Discharge Permit, and air permits regulating fume hood exhaust or emissions from other equipment. Copies of revisions or updates to regulatory documents shall be submitted to the City of Fort Bragg and the County Environmental Health Department in a timely manner. The Noyo Center Marine Lab operator shall submit certification of compliance with NIH bio-safety principles to the County Environmental Health Department prior to commencing all activities requiring such permits. The Noyo Center Marine Lab operator shall submit copies of completed medical waste management plans, bio-safety management plans, inventories of infectious or genetically modified agents, applicable permits and updates. The Noyo Center Marine Lab operator shall submit certification to the Mendocino County Department of Environmental Health to verify that applicable requirements for handling and disposal of hazardous wastes have been met prior to commencing all activities requiring such permits, including copies of management plans for handling and disposal of hazardous wastes, and written verification of contracts with a licensed waste disposal firm. 	Prior to and during occupancy	Mendocino County Department of Public Health Noyo Center Operator (Sonoma State University)
Haz-2	<u>Hazardous Spill Prevention & Response for Operations</u> If hazardous material quantities are proposed to be increased above applicable threshold quantities as defined in California Code of Regulations, Title 19, Division 2, Chapter 4.5, the Noyo Center Marine Lab operator shall implement a Risk Management Plan/California Accidental Release Prevention Plan (RMP/Cal-ARP), which discusses the handling and storage of acutely hazardous materials on site. The RMP/Cal-ARP shall be approved by and filed with the Mendocino County Environmental Health Department prior to commencing proposed operations.	Prior to and during occupancy	Mendocino County Department of Public Health Noyo Center Operator (Sonoma State University)
Haz-3	<u>Spill Prevention and Response for Construction</u> <ul style="list-style-type: none"> All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from the premises. Equipment will be cleaned and repaired (other than emergency repairs) outside the project boundaries and within a contained area appropriate for equipment repair. All contaminated water, soil, sludge, spill residue, or other hazardous compounds will be disposed. 	To be implemented upon commencement of grading and	City of Fort Bragg Public Works

	<p>of outside site boundaries at a lawfully permitted or authorized site.</p> <ul style="list-style-type: none"> A spill response plan shall be devised based on best management practices for use in the event of an accident or upset that causes the release of a hazardous substance as might be used on site for surface preparation (i.e. paint), heavy equipment or vehicles during the project such as paint, gasoline, diesel fuel, hydraulic fluid or motor oil. <p>Construction activities will be limited to 7:00am to 7:00pm, Monday - Friday</p>	<p>construction activities</p>	
NOISE-1		<p>During grading and construction</p>	<p>City of Fort Bragg Public Works</p>
UTILITIES-1	<p>The Noyo Center shall connect to the purple pipe (recycled water) system of the sewer treatment facility for all non-potable water needs as planned. This would reduce water use to about 1,000 GPD, or 365,000 gallons (one acre foot) of water use per year.</p>	<p>During CDP review and construction</p>	<p>C City of Fort Bragg Community Development Department</p>
UTILITIES-2	<p>The Noyo Center operator will work with the Superintendent of the Waste Water Treatment Plant to define an approach that meets the needs of the WWTF. The Noyo Center shall either 1) pay sufficient capacity fees to treat a higher level of BOD load, 2) treat their effluent on site to reduce the overall wastewater strength to acceptable levels; or 3) attenuate the release rate of the sea water to ensure that the WWTF has the ability to effectively handle the BOD load from the Noyo Center</p>	<p>Prior to occupancy</p>	<p>City of Fort Bragg Public Works</p>